

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: May 26, 2010
SPEX 2009-0023, Bluemont Community Center
SPEX 2009-0025, Bluemont Community Center Child Care
DECISION DEADLINE: extended to July 30, 2010
ELECTION DISTRICT: Blue Ridge **PROJECT PLANNER:** Ginny Rowen

EXECUTIVE SUMMARY

The Loudoun County Department of Construction and Waste Management of Leesburg, Virginia has submitted applications for a Special Exception to establish, renovate, and expand an existing Community Center and Child Care facilities in the CR-1 (Countryside Residential) zoning district. The property is located within the Bluemont Village Conservation Overlay District and the Bluemont Historic District. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exceptions under Sections 2-504(D) and 2-504(X). The property is approximately 4.6 acres in size and is located on the northeast side of Snickersville Turnpike, south of Railroad Street at 33846 Snickersville Turnpike. The area is governed by the policies of the Revised General Plan (Rural Policy Area (Village of Bluemont)) and the Loudoun County Heritage Preservation Plan, which designate the subject site as a Community Center.

STAFF RECOMMENDATION

Staff recommends approval of the application subject to the Conditions and Findings contained in the Staff Report. The applicant agrees with the recommended conditions of approval.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2009-0023, Bluemont Community Center and SPEX 2009-0025, Bluemont Community Center Child Care facilities to the Board of Supervisors with a recommendation of approval based on the Findings and including the Conditions of Approval contained in the Staff Report dated May 26, 2010.
2. I move that the Planning Commission forward SPEX 2009-0023, Bluemont Community Center, and SPEX 2009-0025, Bluemont Community Center Child Care facilities to a work session for further discussion.
3. I move that the Planning Commission forward SPEX 2009-0023, Bluemont Community Center, and SPEX 2009-0025, Bluemont Community Center Child Care facilities to the Board of Supervisors with a recommendation of denial based on the following findings.

VICINITY MAP

Directions: From Leesburg proceed west on Route 7 to Clayton Hall Road (Route 760). Make a left onto Clayton Hall Road and proceed southwest to Snickersville Turnpike. Make a left onto Snickersville Turnpike and proceed southeast to the Bluemont Community Center on the left side of the road at 33846 Snickersville Turnpike.



TABLE OF CONTENTS

I.	Application Information	4
II.	Summary of Discussion	5
III.	Findings	6
IV.	Conditions of Approval	6
V.	Project Review	7
	A. Summary of Outstanding Issues	7
	B. Overall Analysis	7
	C. Zoning Ordinance Criteria for Approval	17
VI.	Attachments	19

I. APPLICATION INFORMATION

APPLICANT Loudoun County Dept. of Construction and Waste Mgmt.
 Lewis Rauch, Sandy Hunter
 211 Gibson Street, NW
 Leesburg, Va. 20176
 571-258-3213

REPRESENTATIVE William H Gordon Associates, Inc.
 Bill Junda, PE
 4501 Daly Drive
 Chantilly, Virginia 20151
 703-263-1900

**APPLICANT'S PROPOSAL/
 REQUEST** Special exceptions to permit a Community Center and Child
 Care facilities in a CR-1 (Countryside Residential) zoning
 district.

LOCATION Northeast side of Snickersville Turnpike, south of Railroad
 Street at 33846 Snickersville Turnpike in Bluemont, Virginia.

TAX MAP/PARCEL # Tax Map 42, Parcel 24 (MCPI#632-15-4042)

ZONING CR-1 (Countryside Residential)

ACREAGE OF REQUEST SITE approximately 4.6 acres

SURROUNDING LAND USES/ZONING

	ZONING	PRESENT LAND USES
North	CR-1 (Countryside Residential)	residential
South	CR-1 (Countryside Residential)	residential
East	CR-1 (Countryside Residential)	residential
West	CR-1 (Countryside Residential)	residential

II. SUMMARY OF DISCUSSION

Topic / Issue Area	Issues Examined and Status
Comprehensive Plan	<p>Conformance with Rural Policy Area and Village of Bluemont policies of the <u>Revised General Plan</u>. Status: no outstanding issues.</p> <p>Conformance with Preservation Plan policies. Status: no outstanding issues.</p> <p>Conformance with approved Certificate of Appropriateness (CAPP 2009-0009). Status: no outstanding issues (applicant in the process of obtaining additional CAPP approval for fence around outdoor play area and dumpster enclosure).</p> <p>Sidewalk along property frontage - condition of approval recommended, if provided. Status: no outstanding issues.</p>
Zoning	<p>Conformance to parking & buffer yards - zoning modification waivers approved by Zoning Administrator. Status: no outstanding issues.</p> <p>Provide minor changes to general notes on plat. Status: no outstanding issues.</p> <p>Depict fence around outdoor play area. Status: no outstanding issues.</p>
Transportation	<p>Additional entrance recommended to improve on-site vehicular circulation (new entrance not provided to retain historic wall). Status: no outstanding issues.</p> <p>Subject site must meet VDOT sight distance requirements at site plan stage of development. Status: no outstanding issues.</p>
Utilities	<p>Complete boundary line adjustment to consolidate well / drainfield on building site. Status: no outstanding issues.</p>

Applicable Policy or Ordinance Section
<u>Revised General Plan</u> Rural Policy Area – Chap. 7, Existing Village policies-Chap. 10, Heritage Resources policies – Chap. 5 Heritage Preservation Plan – Chap. 7
<u>Revised Countywide Transportation Plan (CTP), 2003 Bike & Ped Plan</u>
<u>Revised 1993 Zoning Ordinance</u> - Section 2-500, CR-1 (Countryside Residential) district requirements, Section 4-2100, Village Conservation Overlay District, Section 5-600, Additional Regulations for Specific Uses, Section 5-1100, Off-Street Parking and Loading regulations, Section 5-1400, Buffering and Screening regulations, Section 6-1900, Historic District regulations

III. FINDINGS

1. The applications conform to the Rural Policy Area and Village of Bluemont policies contained in the Revised General Plan.
2. The applications conform to the Loudoun County Heritage Preservation Plan policies.
3. The proposed renovations and additions to the existing structure conform to the approved Certificate of Appropriateness (CAPP 2009-0009) dated September 14, 2009.
4. The applications conform to the Bluemont Village Conservation Overlay District regulations.
5. The applications conform to the Bluemont Historic District regulations.
6. The existing mature vegetation located along the side and rear property lines will be retained.

IV. CONDITIONS OF APPROVAL

1. The subject property, proposing a Community Center and Child Care Special Exception uses, shall be developed in substantial conformance with the Special Exception plat dated June, 2009 revised through May 3, 2010 prepared by William H. Gordon Associates, Incorporated. Approval of this application does not relieve the applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement.
2. The subject property shall be developed in substantial conformance with the Certificate of Appropriateness (CAPP 2009-0009) dated September 14, 2009.
3. Prior to zoning permit issuance, the applicant shall obtain a Certificate of Appropriateness (CAPP) from the Historic District Review Committee for the proposed fence around the outdoor playground, the dumpster enclosure, and any other structural site elements that were not approved in CAPP 2009-0009.
4. If a sidewalk across the property frontage is provided, it shall be constructed of warm-toned concrete, in accordance with the Loudoun County Historic District Guidelines for Aldie, Bluemont, Oatlands, and Taylorstown (ABOT Guidelines).
5. Exterior site lighting shall be fully shielded and directed inward and downward toward the interior of the property, away from surrounding properties and Snickersville Turnpike. The maximum average illumination over the exterior of the building (including security lighting) shall not exceed five (5) foot-candles. The maximum average illumination for parking lot lighting shall not exceed two (2) foot-candles.
6. A parking reduction covenant shall be executed by the applicant prior to zoning permit issuance, guaranteeing that additional parking spaces will be provided upon request by the County.

V. PROJECT REVIEW

A. Summary of Issues

All of the issues identified in the referral comments have been addressed in the applicant's response memos dated December 4, 2009 and April 14, 2010, the approved boundary line adjustment dated April 1, 2010, the approved FSM waiver (WAIV 2010-0013) dated March 30, 2010, the approved parking reduction (ZCOR 2009-0270) dated February 16, 2010, the approved buffer yard waiver (ZCOR 2009-0268) dated February 16, 2010, the revised Special Exception plat, or with the recommended Conditions of Approval. The applicant is in agreement with the recommended Conditions.

B. Overall Analysis - Context

The subject site is a 4.6-acre parcel located on the east side of Snickersville Turnpike near the southern entrance into Bluemont. The Bluemont Community Center is a two-story stucco building originally built as a school around 1922 / 1923. The school use ceased in the early 1960s and the Loudoun County Department of Parks, Recreation, and Community Services (PRCS) began operating the building as a Community Center in 1986. The existing building is a resource within the Bluemont Historic District and is listed on the National Register of Historic Places and the Virginia Landmarks Register. In 1988, Loudoun County included the building in the Bluemont Historic and Cultural Conservation District, which is administered as a historic district overlay through the Zoning Ordinance.



EXISTING COMMUNITY CENTER

According to the applicant, the Community Center commenced operations in 1986 and the Child Care services were initiated several years later. In 1986, the property was zoned R-1 (Residential) under the provisions of the 1972 Loudoun County Zoning Ordinance. The 1972 Zoning Ordinance permitted Community Centers as a Special Exception by the Board of Zoning Appeals. The County has no record of an approved Special Exception for these facilities; therefore, the applicant is requesting to establish the Community Center and Child Care facilities as well as renovating and expanding the existing structure to meet the Americans with Disabilities Act (ADA) requirements and State-mandated area requirements for child care facilities.

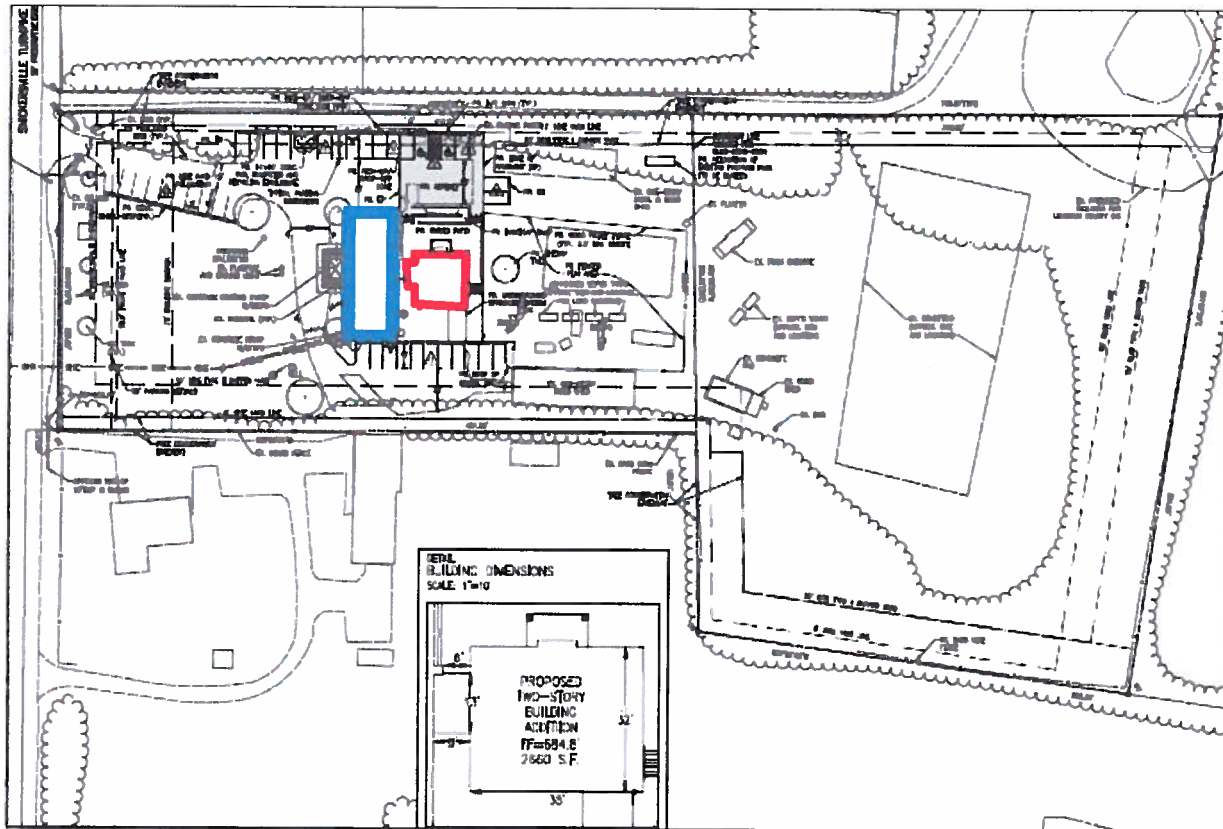
Surrounding properties consist of single family detached units on lots varying in size from .6 acre to 11.4 acres. Immediately across from the entrance into the Community Center is the Bluemont United Methodist Church. There is existing mature vegetation along the side and rear property lines, which will remain undisturbed. A small area of potential wetlands exists within the vegetated area in the northeastern corner of the property that will also remain undisturbed. There are a number of smaller out-buildings on the property, consisting of three, single-story sheds and a train caboose.



BLUEMONT UNITED METHODIST CHURCH

In November 2007, a bond referendum was approved by the voters of Loudoun County to renovate five Community Centers including the Bluemont Community Center. The purpose of the renovation and expansion is to bring the facilities up to current building codes. The renovations will stabilize the wet basement and timber structure, improve security and safety, provide alarms and ADA accommodations, and provide additional area to meet new State requirements for child care facilities. The expansion will not increase the enrollment of the current child care facilities (maximum of 70 children) or other programs offered at the Community Center. The proposed expansion will consist of a two-story, 2,660 square foot addition at the rear of the existing Community Center as depicted on the SPEX plat (sheet 4 - see site layout below.) (The existing Center is outlined in blue and the proposed addition is outlined in red.) The child care facilities

and other programs have temporarily been relocated to the Round Hill Center while renovations take place. The applicant estimates that the entire project will take approximately one year to complete.



SPEX PLAT

Currently, the Community Center provides space for the following programs:

- child care facilities;
- nine-month preschool;
- after school programs;
- Boy Scout meetings;
- Bluemont Citizens Association meetings;
- Bluemont Community Center Advisory Board meetings;
- Community meetings; and
- annual Bluemont Fair.

COMPREHENSIVE PLAN

LAND USE

The subject property is governed by the policies of the Revised General Plan. The property is located within the Rural Policy Area in the existing Village of Bluemont. The Existing Village policies of the Plan also apply to the subject site. The Bluemont Community Center is a historic resource; therefore, Plan policies for Heritage Resources apply to the site.

Since the Bluemont Community Center is a historic resource, the subject property is also governed by the policies of the Loudoun County Heritage Preservation Plan (Preservation Plan). Specific Preservation Plan policies dictate the County's role as stewards of such properties.

EXISTING VILLAGES

The County recognizes its Existing Villages as unique scenic and historic resources that convey a sense of place and have a true sense of community. The villages rely on their rural and historic character as well as their role as a community activity hub. An important component of the Rural Policy Area, the villages provide services to the surrounding community and support rural tourism.

The proposal to renovate and expand the Bluemont Community Center in order to continue use of this historic building instead of constructing a new building in or near the Village of Bluemont meets the objectives of the Existing Village policies. A contributing resource to the National Register-listed Bluemont Historic District, the Community Center is an important heritage resource that currently supports the rural economy, provides economic benefits to the County, and encourages tourism.

Ongoing use of the Bluemont Community Center retains and reinforces the cultural and visual identity of Bluemont. The building is an adaptive reuse of a historic school that has stood at the southern entrance of Bluemont and has served its residents since 1922 / 1923. Approval of the Special Exceptions will perpetuate the use of this historic resource, while preventing the need to construct a new community center to serve the residents.

HISTORIC RESOURCES

Plan policies recognize that protecting historic architectural and archaeological resources will enrich and perpetuate the County's heritage. To protect historic architectural resources in the County, Plan policies promote retaining, restoring, and utilizing buildings of historical significance through adaptive reuse. Plan policies also protect the historic character of buildings and their context by promoting new development that will be designed, built, and sited to be compatible with the scale, size, historic character and style of the existing buildings.

Since the Bluemont Community Center is in a County-regulated Historic District, exterior changes to any building or structure on the property must have a Certificate of Appropriateness (CAPP) approved by the Historic District Review Committee (HDRC). The CAPP review process ensures that any changes will protect and maintain the defining features and context of historic districts, landscapes, properties, buildings, and site elements. The HDRC found that:

- the proposed addition and raised patio will be located at the rear of the Community Center and will not be visible from Snickersville Turnpike;
- the proposed addition is subordinate to the historic building while maintaining a similar roof form and pitch, foundation height, and relationship between solids and voids; and

- the hyphen prevents a large amount of materials from being removed from the historic building while differentiating the new addition from the old.



APPROVED CAPP 2009-0009 (HDRC)

The HDRC found that the materials and details proposed for the addition were generally consistent with the Bluemont Community Center and the surrounding Historic District; however, they recommended different materials and treatment for the hyphen and asked for an example of the proposed imitation stone for review (attachment A-8, HDRC staff report). Based on the additional information provided, the HDRC approved the proposed renovation and expansion of the Community Center on September 14, 2009 (proposed building elevation depicted above). Conditions of approval have been recommended that would require substantial conformance to the SPEX plat and the approved CAPP.

During review of the Special Exception applications, it was noted that a required fence around the outdoor playground and a dumpster enclosure would also require CAPP review and approval. The applicant will be submitting additional materials for review at the June 14, 2010 HDRC meeting. Staff has recommended the following condition of approval to ensure compatibility with Historic District guidelines: Prior to zoning permit issuance, the applicant shall obtain a Certificate of Appropriateness (CAPP) from the Historic District Review Committee for the fence around the outdoor playground, the dumpster enclosure, and any other structural site elements that were not approved in conjunction with CAPP 2009-0009.

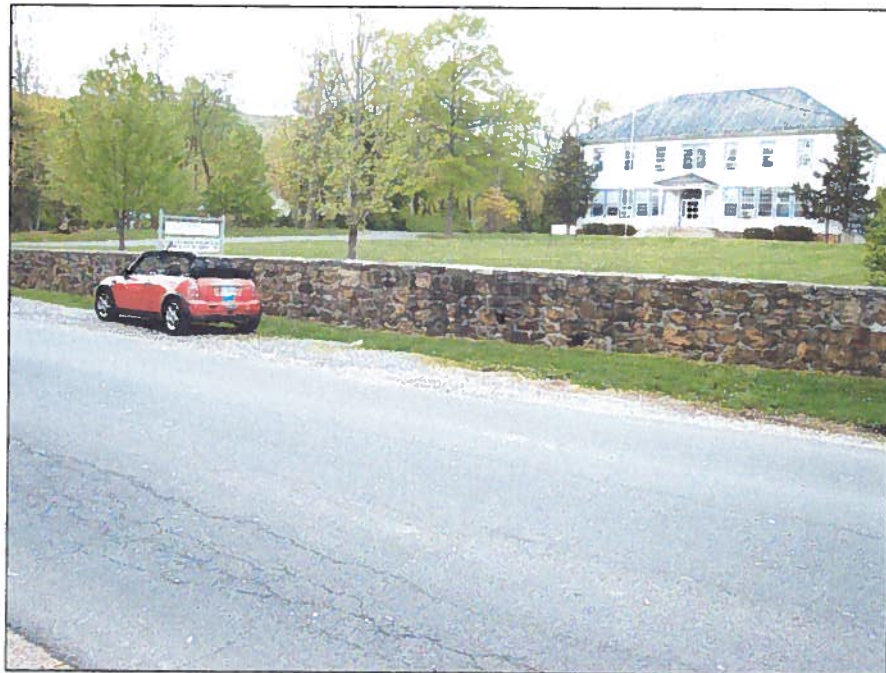
PEDESTRIAN ACCESS

The 2003 Bicycle and Pedestrian Mobility Plan classifies Snickersville Turnpike as a baseline connecting roadway that promotes bicycle and pedestrian facilities along the property frontage. There are existing sidewalks scattered throughout the Village of Bluemont that appear to be approximately three feet wide. An existing sidewalk located along Snickersville Turnpike immediately to the north of the subject site extends to Clayton Hall Road to the north (see photograph next page). While the applicant has agreed to provide a sidewalk along the property frontage if requested, Bluemont citizens have opposed the construction of sidewalks

in recent land development applications. Construction of a sidewalk along the property frontage would provide access to a limited number of residents located to the south of the Community Center. In addition, the gravel parking area situated next to the road could be impacted by the addition of a sidewalk.



EXISTING SIDEWALK ON ADJACENT PROPERTY



EXISTING GRAVEL PARKING AREA

ZONING

The subject site is zoned CR1 (Countryside Residential) under the Revised 1993 Loudoun County Zoning Ordinance. The property is also within the Bluemont Village Conservation Overlay District (VCOD) and the Bluemont Historic District. A community center and a child care center require Special Exception approval in the CR-1 Zoning District. The Community Center and Child Care facilities must meet the current Zoning Ordinance requirements cited in Sections 2-500 (zoning district regulations), 4-2100 (Village Conservation Overlay), 5-609(B) (Additional Regulations for Child Care facilities), 5-1100 (parking and loading requirements), 5-1400 (buffering and screening requirements), and 6-1900 (Historic District regulations). In the initial referral comments, staff suggested the following changes to the application:

- revise the general notes section;
- provide tabulations to determine compliance with child care regulations;
- depict a fenced outdoor playground;
- provide parking and loading spaces;
- provide buffering and screening.

The applicant has made all of the suggested changes in accordance with staff recommendations or a modification has been granted by the Zoning Administrator as described below.

CR-1 DISTRICT REGULATIONS (Section 2-500):

The application complies with all of the CR-1 (Countryside Residential) District requirements related to use, lot requirements and building requirements.

VILLAGE CONSERVATION OVERLAY DISTRICT REGULATIONS (Section 4-2100):

The application complies with the requirements of the Village Overlay District. Based on surrounding building heights the Community Center may be built to a maximum height of 36 feet. The maximum height of the existing / proposed building is 32 feet.

ADDITIONAL REGULATIONS FOR SPECIFIC USES (Child Care Center) (Section 5-600):

The Special Exception Plat now depicts:

- a minimum of 75 square feet of outdoor play area per child in accordance with Section 5-609(A)(5);
- a minimum 3 ½ -foot fence enclosing the outdoor play area in accordance with Section 5-609(B)(1)(a);
- a designated pickup and delivery zone providing a minimum of 1 parking space per 20 children located in close proximity to the child care center in accordance with Section 5-609(B)(2)(b).

OFF-STREET PARKING AND LOADING (Section 5-1100):

Based on current Zoning Ordinance requirements, 38 parking spaces are required for the Community Center and 26 spaces are required for the child care facilities for a total of 64 parking spaces. In accordance with Section 5-1102 of the Revised 1993 Zoning Ordinance, the applicant submitted a Parking Demand Analysis and a parking plan to the Zoning Administrator to substantiate a parking reduction for the site (ZCOR 2009-0270, attachment A-62). Proposed parking would consist of 36 standard parking spaces and two handicap accessible spaces for a total of 38 parking spaces.

A parking reduction may be approved by the Zoning Administrator in the case of mixed use occupancies where it can be determined that the peak requirement for the uses occur at different times. In a letter to the applicant dated February 16, 2010 (attachment A-60), the Zoning Administrator approved a parking waiver since the parking requirements for the uses occur at different times and there is sufficient parking proposed to meet peak demands for each use. The applicant will be required to execute a covenant for a period of 20 years, guaranteeing that the additional spaces will be provided if the Zoning Administrator revokes the approved reduction. A Condition to that effect has been recommended.

BUFFERING AND SCREENING REGULATIONS (Section 5-1400):

As noted previously, there is extensive mature landscaping located along both sides and the rear property lines. A Type 2 buffer (consisting of 2 canopy trees, 4 understory trees, 10 shrubs, and 2 evergreen trees) is required along the sides and rear property lines in order to mitigate impacts to adjacent residential uses. The applicant is proposing to retain the existing landscaping. The applicant has submitted a buffer yard waiver/modification (ZCOR 2009-0268) to the Zoning Administrator in accordance with Section 5-1409 of the Revised 1993 Zoning Ordinance. Approval of the request would allow the applicant to waive provisions for any additional perimeter landscaping. The applicant provided a letter from the Loudoun County Sheriff's Office stating that additional landscaping should not be provided in order to maintain the current level of safety and security at the Community Center.

The Zoning Ordinance permits the Zoning Administrator to waive, reduce, or modify requirements, upon recommendation of the Sheriff's Office, to maintain a safe and secure environment. In a letter to the applicant dated February 16, 2010, the Zoning Administrator granted a waiver of the yard requirements along the side property lines (based on concerns cited by the Sheriff's Office). The rear property line is not in close proximity to the Community Center; therefore, staff is requiring the applicant to provide the required Type 2 buffer at the rear of the property (attachment A-68). Staff notes that existing vegetation can be counted towards the required buffer yard plantings. The applicant will need to provide a detailed description / inventory of existing vegetation demonstrating how the buffer requirements are to be met for the rear property line during the site plan review process.

HISTORIC DISTRICT REGULATIONS (Section 6-1900):

The subject property is located within the Bluemont Historic District. Pursuant to Section 6-1902, no building or structure, including signs, shall be erected, reconstructed, substantially altered,

moved or restored within a designated Historic District unless and until an application for a Certificate of Appropriateness (CAPP) has been approved by the Historic District Review Committee. The applicant obtained CAPP approval for the proposed building addition on September 14, 2009. The applicant is in the process of receiving CAPP for the required fence around the outdoor play area and the required dumpster enclosure. Staff anticipates that the HDRC will be reviewing these aspects at the June 14, 2010 meeting. A recommended Condition will require CAPP approval for the fence and dumpster enclosure prior to zoning permit issuance.

TRANSPORTATION

The most recent VDOT traffic counts indicate that a total of 2,100 vehicles on this segment of Snickersville Turnpike per day (between Clayton Hall Road and Foggy Bottom Road). Since the Community Center site is currently not in use, the existing traffic counts do not reflect any site-generated traffic. The applicant estimates that, given the number of siblings and established carpools attending Community Center programs, the child care facilities would generate approximately 100 peak hour vehicle trips during the 8:30 – 9:30 AM peak hour. Future conditions indicate a Level of Service (LOS) A for the site entrance.

A 13-foot wide gravel driveway provides access to the site. There are two stone pillars that are approximately 15 feet apart and a stone wall on either side of the pillars (see photo below). The applicant requested a Facilities Standards Manual (FSM) waiver of Section 4.400.B6.b (WAIV 2010-0013) to allow the existing site entrance to remain unchanged. The purpose of the waiver is to protect character defining features and the context of the historic site. On March 30, 2010, the Director of Building and Development approved the waiver to protect these historic features (attachment-A-57).



EXISTING SITE ACCESS INTO COMMUNITY CENTER

Based on existing conditions, transportation staff recommended the construction of a second entrance into the site from Snickersville Turnpike on the southeastern side of the property. The intent of the recommendation was to facilitate better site access and traffic circulation by

constructing a one-way entrance and loop road with the existing driveway to be used for egress only. Transportation staff noted that modifications to the existing stone wall would be necessary for these site improvements and deferred to the Planning Department regarding the appropriateness of any modifications to the historic wall.

Staff received a letter from the HDRC regarding the proposed Special Exception applications and the potential addition of a second access point. At the April 12, 2010 meeting, the HDRC voted unanimously to maintain the ingress/egress as it currently exists with no modifications to the historic wall (see attachment A-47). The Committee noted that the stone wall is a character-defining feature of the Bluemont Community Center and part of the visual identity of the Village. The letter further notes that the Bluemont Historic District zoning overlay protects such elements for the promotion of the general welfare and preservation of the District.

Based on Bluemont Community Association discussions (attachment A-13), residents have cited a number of concerns about constructing a second entrance and providing a one-way drive into the site:

- location of the existing well;
- soft spot in the front yard;
- counter-intuitive traffic flow;
- disturbance of memorial trees;
- loss of vendor space at annual Bluemont Fair;
- added expense would reduce available funds for other site improvements.

While Planning staff understands the traffic circulation and safety concerns raised in the transportation comments, staff maintains that the proposed Community Center and child care facilities have been functioning safely on the site for a number of years. Planning staff maintains that the existing site access and the historic stone wall should remain intact as encouraged by Plan policies.

UTILITIES

The subject site will continue to be served by a private well and septic facilities. The site was initially comprised of two separate lots – one containing the existing Community Center and well and one lot with the existing septic tanks and drainfield (as depicted on the SPEX plat – sheet 4). The Health Department recommended and the applicant agreed to consolidate the lots in order to maintain the structures and utilities on one lot. A boundary line adjustment (BLAD 2010-0004) was approved and recorded on April 1, 2010 in accordance with staff recommendations (attachment A-49).

ENVIRONMENTAL

The subject site contains a small area of potential wetlands in the northeast corner of the property (adjacent to the rear property line). This area will not be disturbed and the existing mature vegetation will be retained. The Community Center addition will be over 385 feet from this potential wetland. Staff noted that the Bluemont Community Center is listed as a Leadership in Energy and Environmental Design (LEED) Registered Project on the United

States Green Building Council website. The applicant has committed to designing and registering the Community Center as a LEED Silver building consistent with Board policy.

EMERGENCY SERVICES

The Round Hill Volunteer Fire and Rescue Company will provide fire and rescue services to the site. No concerns were cited in the referral comments.

C. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 states " ... (i)in considering a special exception application, the following factors shall be given reasonable consideration, to the extent applicable, in addition to any other standards imposed by this Ordinance ... ":

Standard *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis The proposal is consistent with the Revised General Plan, which allows Community Centers and child care facilities in the Rural Policy Area.

Standard *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis A FSM waiver has been approved by the Director of Building and Development to allow the existing entrance / driveway to remain intact in order to preserve a historic stone wall. The applicant will be required to provide fire safety measures in accordance with the Building Code.

Standard *The noise that may be generated by the proposed use in relation to the uses in the immediate area.*

Analysis The noise generated by people at the Community Center and in the child care facilities will be similar to the operations that existed on the site since 1986. There are adequate setbacks and mature vegetation that provides buffering for the surrounding residential uses.

Standard *The glare or light that may be generated by the proposed use in relation to uses in the immediate area.*

Analysis If additional lighting is required during the site plan review process, the applicant will be required to provide fully shielded lighting fixtures, directed downward and inward. Maximum intensities for all exterior building lighting (including security lighting) and parking area lighting have also been specified in the Conditions of Approval.

Standard *The proposed location, lighting, and types of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.*

- Analysis Signs will be required to comply with the sign regulations specified in the Revised 1993 Zoning Ordinance.
- Standard *The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.*
- Analysis The Community Center and child care facilities are compatible with the surrounding residential uses and the church across Snickersville Turnpike. An extensive buffer consisting of mature vegetation exists along the side and rear property lines.
- Standard *The nature and extent of existing or proposed landscaping, screening, and buffering on the site and in the neighborhood.*
- Analysis There is extensive mature vegetation that surrounds the property on three sides which will be retained. The applicant will be required to show that the landscaping adjacent to the rear property line is sufficient to meet the requirements of a Type 2 buffer yard during the site plan stage of the development.
- Standard *Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significance.*
- Analysis The proposed addition to the Community Center will not destroy any topographic, physical, natural, scenic, archaeological, or historic feature of significance (unless a second vehicular entrance is required to improve site access).
- Standard *Whether the proposed special exception at the specified location will contribute to or promote the welfare and convenience of the public.*
- Analysis The proposal will provide a renovated and expanded Community Center and child care facilities for the Bluemont community.
- Standard *The traffic expected to be generated by the proposed use, the adequacy of the access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.*
- Analysis A total of 100 average daily trips are anticipated based on past operations. No additional children are proposed in the child care facilities and no additional programs are planned for the site.

VI. ATTACHMENTS		PAGE NUMBER
1.	Review Agency Comments	Date
a.	Community Planning	09/08/09
b.	Zoning	04/12/10, 09/11/09
c.	Transportation	02/16/10
d.	VDOT	12/10/09
e.	Health Dept.	04/21/10
f.	Environmental Review Team	09/01/09
g.	Fire & Rescue	09/08/09
2.	Disclosure of Real Parties in Interest / Reaffirmation	A-28
3.	Statement of Justification	A-40
4.	Applicant Responses / Information	A-47
5.	Conditions of Approval	A-77
6.	Special Exception Plat dated May 3, 2010	enclosed

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 8, 2009

TO: Nicole Steele, Project Manager, Land Use Review

FROM: Kate McConnell, Planner, Community Information & Outreach

SUBJECT: **SPEX 2009-0023, Bluemont Community Center**
SPEX 2009-0025, Bluemont Community Center Child Care

EXECUTIVE SUMMARY

The Special Exception request (SPEX 2009-0023 and SPEX 2009-0025) to expand and renovate the existing community center and child care uses at the Bluemont Community Center is in conformance with Plan policies and staff recommends approval with conditions.

BACKGROUND

The Loudoun County Office of Capital Construction, the applicant, requests a Special Exception (SPEX) for the expansion of an existing community center and child care center at the Bluemont Community Center located at 33846 Snickersville Turnpike in the Village of Bluemont. The Bluemont Community Center is shown on the Public Facilities map in the Revised General Plan (Plan) and does not require a Commission Permit (*Revised General Plan, Chapter 3, Fiscal Planning and Public Facilities, Public Facilities Map*).

The subject property is a 2.01-acre parcel situated on the east side of Snickersville Turnpike (Route 734) at the southern entrance into Bluemont. The Bluemont Community Center is a two-story stucco building originally built as a school in 1923.¹ The school use ceased in the early 1960s. The Loudoun County Department of Parks, Recreation, and Community Services (PRCS) began operating the building as a community center in 1986. The school building is a contributing resource to the Bluemont Historic District listed on the National Register of Historic Places and the Virginia Landmarks Register (1984). The building is also included in the Bluemont Historic and Cultural Conservation District designated by Loudoun County in 1988.

¹ The National Register nomination and Virginia Department of Historic Resources provide a construction date of 1922.

The subject property is zoned CR-1 (Countryside Residential 1). Both Community Center and Child Care Center uses are permitted by Special Exception in the CR-1 zoning district.

The proposed addition will require some land disturbance, however no impact to Green Infrastructure elements as outlined in the Revised General Plan are anticipated. The subject property is included within the Bluemont Historic and Cultural Conservation District (Bluemont Historic District), which is administered as a historic overlay through the Loudoun County Zoning Ordinance.

Vicinity Map



COMPREHENSIVE PLAN COMPLIANCE

The subject property is governed by the policies of the Revised General Plan. The property is located within the northern tier of the Rural Policy Area and within the existing Village of Bluemont as identified by the Revised General Plan (Plan) (Revised General Plan, Chapter 7, Rural Policy Area Map and Chapter 10, Existing Villages Map). The Existing Village policies (Chapter 10) of the Plan apply to the subject property. The Bluemont Community Center is a historic resource; therefore, the Plan's Green Infrastructure Policies for Heritage Resources (Chapter 5) apply to the subject property as well.

Since the Bluemont Community Center is a historic resource, the subject property is also governed by the policies of the Loudoun County Heritage Preservation Plan (Preservation Plan). Specific Preservation Plan policies in Chapter 7 dictate the County's role as stewards of such properties (Heritage Preservation Plan, Chapter 7, Stewardship of County-Owned Heritage Resources).

ANALYSIS

The applicant proposes to renovate and expand the Bluemont Community Center building to meet ADA requirements for public facilities and state mandated child care requirements for facility square footage. The proposed 684 square foot expansion consists of a two-story addition connected to the rear of the building by a hyphen. It will meet the facility requirements of 35 square feet of activity space per child. Additionally, a 3,200 square-foot multi-purpose room is proposed to be constructed at a later date. Currently, the community center offers child care, nine-month preschool, and after school programs that serve more than 100 children. In addition, community groups, such as the Boy Scouts, Bluemont Citizens Association, and Bluemont Community Center Advisory Board, use the building for meeting space. Community events, such as the Bluemont Fair, are also held in the building and on the property. The building expansion will not increase the enrollment of the child care, preschool, or after school programs or the capacity of the community meeting or event space.

A. EXISTING VILLAGES

The County recognizes its Existing Villages as unique scenic and historic resources that convey a sense of place and have a true sense of community. The villages rely on their rural and historic character, role as community activity hub, and uniqueness for their social and economic viability. As an important component of the Rural Policy Area, the villages provide services to the surrounding community and support rural tourism. Thus, the Plan encourages careful planning and moderate growth in and around these villages to preserve and perpetuate these characteristics. This includes limiting new residential and non-residential activities to uses that are compatible with both the existing buildings and the traditional development patterns of the individual villages (Revised General Plan, Chapter 10, Existing Villages, text).

The proposal to renovate and expand the Bluemont Community Center in order to continue use of this historic building instead of constructing a new building in or near the Village of Bluemont meets the objectives of the Existing Village Policies. A contributing resource to the National Register-listed Bluemont Historic District, the community center is an important heritage resource that currently supports the rural economy, provides economic benefit to the County, and encourages tourism that does not conflict with or intrude on the quality of life of Bluemont or the rural character of the area (Revised General Plan, Chapter 10, Existing Villages, Policy 1). The historic building serves as the hub of Bluemont's community activities. The building is the location of PRCS-operated child care, preschool, and after school programs for the children of the village and surrounding area residents. Four full-time and several part-time employees work at

the community center. The community center is used as public meeting space for community organizations, as well as public event space.

Ongoing use of the Bluemont Community Center retains and reinforces the cultural and visual identity of Bluemont. The building is an adaptive reuse of a historic school that has stood at the southern entrance of the village and served its residents since 1923. The special exception will perpetuate use of this historic resource, protecting it from disrepair and potential demolition while preventing the need to construct a new community center in or near the village. Discontinuing the use of this landmark in the village or constructing another institutional building in or near the village would affect Bluemont's cultural and visual identity that the Plan Policies intend to protect (Revised General Plan, Chapter 10, Existing Villages, Policy 3).

In addition, the small-scale institutional uses that occur in the Bluemont Community Center, community center and child care facility, are supported by Plan Policies (Revised General Plan, Chapter 10, Existing Villages: Policy 9). Continuing these institutional uses will support the role of Bluemont as a community gathering place and will perpetuate the village's social viability. The location of the Bluemont Community Center is walkable for village residents and the adjacent residential properties. Thus, programming and services offered by the community center are convenient, centralized, and compatible with existing land uses in and around the village.

Lastly, Plan policies dictate the presence of adequate public facilities (water and sewer), zoning, transportation facilities, and land resources to accommodate compatible development in Existing Villages (Revised General Plan, Chapter 10, Existing Villages, Policy 2). Since the proposed expansion and renovation will not result in an increase in child care enrollment or community event attendees and the current public facilities are deemed adequate, this provision is met. The Bluemont Community Center is served by an on-site well and septic system. The local road network and entrance sufficiently serve the community center and the increase in building size will have little to no additional impact on them. The existing 2.01-acre parcel plus an additional 2.00-acre parcel adjacent to its rear are large enough to serve the children and community that currently use the facility. Finally, the community center is located within the CR-1 zoning district, which allows community and child care uses by Special Exception.

Staff finds that the continued use of the Bluemont Community Center as a community center and a child care facility is in conformance with the Existing Village policies of the Revised General Plan.

B. HISTORIC RESOURCES

The Green Infrastructure Plan policies recognize that protecting historic architectural and archaeological resources will enrich and perpetuate the County's heritage (Revised General Plan, Chapter 5, Historic and Archaeological Resources, text).

Architecture

To protect historic architectural resources in the County, Plan Policies promote retaining, restoring, and utilizing buildings of historical significance through adaptive reuse. The Existing Village policies also protect the historic character of buildings and their context by promoting new development that will be designed, built, and sited to be compatible with the scale, size, historic character and style of the buildings of the village (*Revised General Plan, Chapter 5, Historic and Archaeological Resources, Policy 8 and Chapter 10, Existing Villages, Policies 11 and 12*). The Bluemont Community Center is a historically significant building and is a contributing resource to the Bluemont Historic District listed on the National Register of Historic Places and the Virginia Landmarks Register since 1984 and designated as a Loudoun County Historic and Cultural Conservation District since 1988.

Based on elevations and plans submitted by the applicant, the design of the Bluemont Community Center addition is compatible with the existing historic school and meets the Loudoun County Historic District Guidelines. The proposed addition and raised patio are to the rear of the community center and not visible from the public way, maintaining the original setting and orientation of the historic building. The proposed addition is also subordinate to, and differentiated from, the historic building while maintaining a similar roof form and pitch, foundation height, and relationship between solids and voids. The hyphen prevents a large amount of materials from being removed from the historic building while differentiating the new addition from the old. The materials and details proposed for the addition are generally consistent with the Bluemont Community Center and the historic district.

Since the Bluemont Community Center is in a County-regulated Historic District, exterior changes to any building or structure on the property must have a Certificate of Appropriateness (CAPP) approved by the Historic District Review Committee (HDRC). The CAPP review process ensures that these changes will protect and maintain the character defining features and context of historic districts, landscapes, properties, buildings, and site elements. The HDRC reviewed and deferred the applicant's CAPP application at the July 13, 2009 public meeting. In general, the HDRC was in support of the location, design, and materials for the proposed addition and raised patio. However, the HDRC recommended different materials and treatment for the hyphen and asked for an example of the proposed imitation stone for review. The applicant is also proposing a wall cladding for the addition, either cement composite board siding or real stucco. The applicant plans to come before the HDRC on Monday, September 14, 2009 with a revised application that includes the recommended changes.

Staff notes that the HDRC reviewed the proposals for additional parking and had no outstanding issues with the minimal amount of gravel parking spaces proposed for the south side of the building and the two paved accessible parking spaces on the north side. The location and materials meet the recommendations for driveways made in the Historic District Guidelines.

The applicant's Statement of Justification notes that an existing historic stone wall along the front of the property may affect VDOT's sight distance requirements. Staff notes that the stone wall along the roadway is a character defining feature of the property and the Bluemont Historic and Cultural Conservation District. Plan policies encourage the retention of the visual identity of the village of Bluemont (Revised General Plan, Chapter 10, Existing Villages: Policy 3). If VDOT determines that this issue needs to be addressed, then proposed changes to the stone wall will be need to be reviewed by the HDRC. Staff would be happy to work with VDOT on this issue.

While the Revised General Plan's Green Infrastructure policies for Heritage Resource Assets address historic architecture, the Heritage Preservation Plan more thoroughly delineates the objectives of historic resource protection in Loudoun County. Specific policies in the Preservation Plan address the County's role as steward of County-owned heritage resources. Plan policy states that the County will be a leader in the protection and preservation of heritage resources through exemplary stewardship of public properties (Heritage Preservation Plan, Chapter 7: Stewardship of County-Owned Heritage Resources, Policy 1). By continuing to use the historic Bluemont Community Center rather than replacing it with a new facility, the County is leading by example as a steward of historic resources. The proposed historically sensitive design and materials for the addition and the maintenance of interior and exterior character defining features during renovation are in conformance with Plan policies.

Staff finds that the proposed design of the community center expansion, the proposed building renovations, and the continued use of the historic school is in keeping with the historic character of the Bluemont Community Center and the Village of Bluemont and protects and preserves this County-owned heritage resource. Staff recommends that the applicant commit to the building design as shown in the elevations and plans submitted as part of this Special Exception application. Staff recommends that the applicant commit to maintaining the historic building's interior and exterior character defining features.

Archaeology

An archaeological survey is required as part of the Special Exception application since the proposed Bluemont Community Center expansion will require some land disturbance (Revised General Plan, Chapter 5, Historic and Archaeological Resources, Policy 11). According to a letter from the Department of Planning dated June 12, 2009, the required archaeological survey was waived upon acceptance of the application. The letter noted that the probability of identifying intact archaeological sites is minimal due to the small expansion area and post-construction disturbance. Staff concurs with this letter and does not recommend that a survey be completed.

Staff finds that no further archaeological investigations are necessary due to the minimal probability of identifying intact significant archaeological sites.

RECOMMENDATION

Staff finds that the application for a Special Exception to expand and renovate the existing Bluemont Community Center, located in the Village of Bluemont, for community center and day care uses is in conformance with the Existing Village and Green Infrastructure policies of the Revised General Plan and the County Stewardship policies of the Heritage Preservation Plan. The proposed uses are compatible with the surrounding uses and rural character of the village. The proposed design and renovations also protect and preserve the historic character of the building and the surrounding village. Staff supports the Special Exception request with conditions.

CC: Julie Pastor, AICP, Director
Michael "Miguel" Salinas, Program Manager, Community Information & Outreach
Cindy Keegan, AICP, Program Manager, Community Planning-via email

Historic District Review Committee

Staff Report September 14, 2009

Action Item

CAPP 2009-0009 Bluemont Community Center: Renovation and Rear Addition in the Bluemont Historic District (deferred from July 13 meeting). MCPI 632-15-4042.

Background

On Monday, July 13, 2009, the Loudoun County Historic District Review Committee (HDRC) deferred Certificate of Appropriateness 2009-0009 as submitted in the application dated June 11, 2009 and revised July 7, 2009. The HDRC requested the following for review at a later meeting:

1. A cladding material proposal for the addition, either cementitious (real) stucco or cementitious clapboard siding.
2. Several treatment options for the two-story hyphen between the historic school and the addition,
3. A sample of the proposed imitation stone,

In response, the applicant submitted proposed changes to the application on Thursday, August 20, 2009.

This staff report provides the analysis of the proposed changes, as well as revised findings and conditions. It also includes the findings and conditions still relevant from the initial submission.

Analysis

Wall Cladding

The applicant proposes to side the new addition with cementitious clapboard siding with a 6" reveal and a smooth finish. The Statement of Justification (SOJ) notes that this material was chosen for budgetary reasons. It also notes that the Guidelines recognize clapboard as the predominant wall cladding in Bluemont (*ABOT Guidelines, Guidelines for Materials: Introduction, Text, pg. 119*). If the HDRC decides that real stucco is the preferred material, then the applicant will reevaluate the cost and attempt to manage the budget in a manner that may make stucco affordable.

The *ABOT Guidelines* state that modern substitutes compatible with historic materials may be acceptable if the substitute material replicates the visual qualities and workability of the original material. The proposed cementitious clapboard with a smooth finish and a 6" reveal is an acceptable substitute material (*ABOT Guidelines, Guidelines for New Construction: Materials and Textures, Guidelines 8 and 10, pg. 80*). Differentiating the new addition from the historic building by using a different, but

compatible siding type also meets these Guidelines (ABOT Guidelines, Guidelines for Additions: Materials and Details, Guideline 1, pg. 88).

Staff notes that real stucco that matches the appearance of the existing historic stucco also meets the Guidelines since the hyphen also differentiates the old and new parts of the building. A professional plasterer should be hired to apply the stucco if this option is pursued (ABOT Guidelines, Guidelines for Materials: Stucco, Guidelines 4 and 8, pg. 131).

Two-Story Hyphen

The applicant has proposed four designs for the hyphen or link between the historic Bluemont School and the new addition.

Option 1a: Masonry at Hyphen

This option draws on the precedent of using different materials for additions to historic buildings in the County. The hyphen would be clad with stone matching the foundation on the existing school and the new addition. The windows would match the windows in the existing building and the new addition.

The ratio of solids to voids created by the use of matching windows meets the Guidelines. Differentiating the addition is recommended, as is the use of materials compatible with the existing building (ABOT Guidelines, Guidelines for Additions: Design, Guidelines 3 and 4, pg. 86; Materials and Details, Guideline 1, pg. 88). However, the use of stone would evoke an evolution of building construction that is not historically accurate to this early twentieth century school. In Bluemont, only very early buildings are stone (ABOT Guidelines, Guidelines for Materials: Introduction, Text, pg. 119). In general, stone was used for very early small dwellings or later, more substantial residences in the County, and not for a small portion, such as the hyphen, of a larger building.

Option 1b: Siding at Hyphen

The second option uses clapboard, the predominant siding type in Bluemont on both the hyphen and the addition. In this option, the windows would also match the windows in the existing building and the new addition.

The ratio of solids to voids created by the use of matching windows meets the Guidelines. However, differentiating the hyphen and proposed addition from the existing building as recommended in the Guidelines is only minimally achieved because the materials are the same for both parts of the addition (ABOT Guidelines, Guidelines for Additions: Design, Guidelines 3 and 4, pg. 86; Materials and Details, Guideline 1, pg. 88).

Option 2: Glass at Hyphen

The third option is to construct a glass curtainwall between the existing building and the new addition. The windows will align with the fenestration on the historic building and new addition to create a visual link between all three sections.

The glass curtainwall creates an obvious delineation between the historic building and the new addition. It would do so whether the new addition was clad with cementitious clapboard or stucco. The modern materials and design of the hyphen clearly convey the old and new parts of the building to the public. While modern, the glass curtainwall is not a radical departure from the original design (ABOT Guidelines, Guidelines for Additions: Design, Guidelines 3 and 4, pg. 86; Materials and Details, Guideline 1, pg. 88).

Option 3: Wood Screen

The final option is to construct a vertical wood screen over the glass curtainwall. This option is a variation of the initial proposal to the HDRC. As noted in the previous submission, the Cambia wood slats of the screen relate to Cambia wood sections in the patio.

This option also clearly differentiates the old and new sections of the building and uses materials compatible with the historic building. However, the relationship of materials and visual connection is to the new patio, and not the historic building. The use of the wood screen in addition to the glass curtainwall is a very contemporary solution and could be considered a radical departure from the original design (ABOT Guidelines, Guidelines for Additions: Design, Guidelines 3 and 4, pg. 86; Materials and Details, Guideline 1, pg. 88).

Staff finds that *Option 2: Glass at Hyphen* is the most successful at meeting the Guidelines for Additions and recommends it for approval.

Stone Foundation and Details

Originally, the applicant proposed an imitation stone veneer for the addition foundation and the patio retaining wall. The applicant now proposes real stone that will match the foundation of the existing school. The mortar will also match the existing in color, texture, strength, and appearance. This proposal meets the Guidelines (ABOT Guidelines, Guidelines for Materials: Stone and Brick, Guideline 2, pg. 129).

Findings

1. Rehabilitating the exterior of the existing historic building by patching stucco, painting the building with a similar color scheme, refurbishing the windows, and replacing exterior storm windows with interior storm windows meets the ABOT Guidelines.
2. The proposed addition is on the rear of the Bluemont Community Center and not visible from the public way, maintaining the original setting and orientation of the historic building.
3. The proposed addition is subordinate to and differentiated from the historic building, while the design maintains a similar roof form and pitch, foundation height, and relationship between solids and voids, meeting the historic district guidelines.

4. The materials, details, and colors for the proposed wall cladding, foundation, windows, doors, roof, portico, gutters and downspouts, and cornice and overhang are compatible with the existing building and meet the ABOT Guidelines.
5. The narrow hyphen prevents a large amount of materials from being removed from the historic building.
6. The glass curtainwall hyphen option (Option 2) best meets the Guidelines for Additions.
7. Siting the patio and accessible ramp to the rear of the historic building is an appropriate location for these new outdoor elements.
8. Patio materials, concrete, stone facing and capping, are compatible with the historic building as well as the new addition.
9. The Cambia patio "decking" decreases the impact to the historic building while differentiating the existing building from the new addition and patio. The rear section easily allows for possible changes to the building in the future.
10. Adding a minimal amount of gravel parking spaces on one side of the building and two paved accessible parking spaces to the other side meets the recommendations for parking areas.
11. LEED Certification is consistent with the Green Guidelines for New Construction in Historic Districts.

Recommendation

Staff recommends approval of the application with the following conditions:

Conditions

Staff recommends the following conditions:

1. Repair or replacement of existing windows follows the Guidelines for Windows.
2. If real stucco is used it should match the existing stucco in appearance. A professional plasterer should be hired to apply the stucco.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2009-0009 for the proposed renovation and addition to the Bluemont Community Center, 33846 Snickersville Turnpike, in accordance with the Loudoun County Historic District Guidelines for the Aldie, Bluemont, Oatlands, and Taylorstown Historic and Cultural Conservation District based on the following findings (see findings above)....and the following conditions....*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2009-0009 for the proposed renovation and addition to the Bluemont Community Center, 33846 Snickersville Turnpike, in accordance with*

the Loudoun County Historic District Guidelines for the Aldie, Bluemont, Oatlands, and Taylorstown Historic and Cultural Conservation Districts based on the following findings...(see findings above).

3. *I move alternate motion...*

McConnell, Kate

From: Hunter, Sandy
Sent: Wednesday, April 21, 2010 8:31 AM
To: Rowen, Ginny A.; McConnell, Kate; mwhiteside@bhplus.com
Cc: Kitchen, Matthew
Subject: FW: Bluemont citizens/stone wall
Attachments: BCABCC Driveway .txt

Ginny,

In response to your request for a letter for your files regarding citizens opinions of stone wall modifications, see below and attached.

Thanks,

Sandy Hunter, AIA, LEED AP
LC DCWM
571 258 3034

From: Gleason, Rick
Sent: Tuesday, April 20, 2010 1:06 PM
To: Hunter, Sandy
Cc: Ryburn, Diane; Nelson, Jan
Subject: RE: Bluemont citizens/stone wall

Sandy

In response to your email asking for the Bluemont Citizen's Association position on several issues regarding the renovations to Bluemont Community Center. I met with the Bluemont Citizen's Association on April 7th, 2010 at their monthly member's meeting. As requested I inquired as to how the Board and citizen's of Bluemont would feel about a second entrance into the Community Center. In general the response was very negative. With concerns being raised about the appearance, the functionality, interference with the fair, and cost. I have attached the response I received from the President of the Association (Patti Pettit) with an excerpt from their meeting's minutes.

I also made inquiries regarding the sidewalk issue and the history of their actions involving the Gress property next door that was renovated to operate a Montessori School from their home. The special exception committee originally had asked for a sidewalk in front of that property also. The Citizen's Association wrote a letter to the Board of Supervisors and had several members speak at the public hearing in opposition to the sidewalk be placed in front of that property. The requirement for the sidewalk was dropped from the Gress property. They have indicated to me that they would also be opposed to a sidewalk in front of the Community Center. Some of their comments are included in the attachment.

If you need any further information please contact me 540-338-4485

Rick Gleason, Manager
Bluemont Community Center
20 High Street Round Hill, Virginia 20141
540-338-4485

BCABCC Driveway .txt

From: Patricia Pettit [Patricia.Pettit@loudoun.k12.va.us]
Sent: Monday, April 19, 2010 4:36 PM
To: Gleason, Rick
Subject: BCA/BCC Driveway ?

Rick,

Sorry it has taken so long to respond.

I understand that Kim has spoken with you about the reasons she is opposed to the second driveway. The general concenses seems to be that the second driveway is not needed/ wanted.

Many people are concerned that the money devoted to a second driveway would reduce funding to the BCC building plans and risk sacrificing a desirable feature aka-the kitchen).

Here are the words form the meeting minutes from Jean Walters.

From Jean Walters~"Good morning - Here is what I have in the minutes:

"Rick Gleason reported on the BCC. Sandi Hunter, the project coordinator for the renovation, told him she will schedule a 2nd public hearing for Bluemont and Luckett's together. There have been a few issues with the Loudoun County Historic Committee with some special use permits. A U shaped driveway is under consideration for the front of the building and would require knocking down part of the existing stonewall. There was some discussion regarding the impact of installing a driveway. Concerns were mentioned regarding the well and soft spot in the land, the counterintuitive traffic flow, the disturbance of memorial trees, the loss of vendor space for the annual fair, and how the expense of installing a driveway would take away from improvements within the BCC."

And more comments from Bluemont's;

Kim Labash-I talked with Rick yesterday morning after exercise class.

My feelings on the proposed driveway, and those, as I recall, expressed at the meeting, were of a "no interest" nature 1. Driveway would be so shallow (in proportion with the total front lawn) as to really take up most of the front lawn which would entirely change the 'look' of the front of the historic property; interfere with the craft area of the fair; probably encourage more 'drop and run' and less actually walking the children in and out which of course is MUCH SAFER.

2. Mr. Rust mentioned the presense of a well.

3. The memorial tree and shrub plantings are in this area.

4. There is a soft spot precisely where the new break in the wall would be going - thus professionally engineered drainage would have to be installed - added expense to the total job.

5. There will always be someone special who will not concur with the 'keep driving' requirement and park their vehicle to wreak havoc with the system thus negating the 'safety factor'.....

6. We would have the same problem as the Gress's argument - footpath to where?

7. If indeed this takes place what exactly in the rehab job would have to be given up to pay for this?

8. We, BCA, not only wrote a letter on the Gresses behalf (to get out of the footpath requirement) but also attended a public BOS meeting to speak against it.

7. We have maintained the existing pathways - I recall paying for the repair of the pathway around the old Cook/Pettit property area.

Henry Plaster~My firm remembrance regarding sidewalks is that the BCA approved and maintains the existing sidewalk on the north side of the Turnpike ending at the east end of the Pettit property. Further, the County BZA Board concurred that no sidewalk was to be installed in front of the Gress' property'

Also,

the County would need to apply to VDOT to get a permit for a new driveway.

In my opinion the County has not even come close to justifying their

BCABCC Driveway .txt

"need" for another driveway, and again, based on the current County plan, I see absolutely no need for one.

So none of these responses may be what you were hoping for, but it appears that most people do not want a second driveway.

I hope this is helpful.
~Patti

Patricia Pettit
History Teacher/ Lead Mentor
Blue Ridge Middle School
Loudoun County Public Schools

Patricia Pettit
History Teacher/ Lead Mentor
Blue Ridge Middle School
Loudoun County Public Schools

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: April 12, 2010

TO: Ginny Rowen, Project Manager

FROM: Brian Fish, Planner, Zoning Administration

CC: Mark Stultz, Deputy Zoning Administrator

CASE NUMBER AND NAME: **SPEX-2009-0023/SPEX-2009-0025, Bluemont Community Center
(Second Submission)**

**TAX MAP/PARCEL
NUMBER (MCPI):** /42/////////24/ (632-15-4042)
(632-15-4816)

All Zoning comments have been addressed. There are no further Zoning comments for the above referenced applications.

Attachment 1 B

A-16

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
MEMORANDUM

DATE: September 11, 2009

TO: Nicole Steele, Project Manager, Department of Planning

FROM: Brian Fish, Planner, Zoning Administration

THROUGH: Mark Stultz, Deputy Zoning Administrator

CASE NUMBER AND NAME: SPEX 2009-0023 and 2009-0025, Bluemont Community Center and Child Care Center

TAX/MAP PARCEL NUMBER: /42////////24/ /42////////24A

MCPI: 632-15-4042 632-15-4816

The subject properties contain approximately 2.0 acres, are zoned Countryside Residential-1 (CR-1), and are governed by the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). The property is also within the Bluemont Village Conservation Overlay District (VCOD) and the Bluemont Historic District. A community center and a child care center require special exception approval in the CR-1 Zoning District.

As the proposed use of community and child care center must meet all the current Ordinance restrictions and requirements, the application was reviewed against the underlying zoning district regulations found in Section 2-500, as well as Sections 4-2100, and 5-900. The child care center is also subject to 5-609(B). Staff has reviewed the Statement of Justification (SOJ), dated July 21, 2009, and Special Exception Plat, dated June 19, 2009, and offers the following comments:

I. CRITICAL ISSUES:

According to the Applicant, the community center use began operation in 1986, and the child care use was initiated several years later. In 1986 the properties were zoned R-1 under the 1972 Loudoun County Zoning Ordinance. The 1972 Zoning Ordinance only allowed a community center in the R-1 Zoning District with an approved special exception by the Board of Zoning Appeals upon recommendation by the Planning Commission. However, the County has no record of an approved special exception for a community center on the subject property. In addition, the County has no record of any site plan or permits approved for a community center on the subject property. Therefore, this application should be expanded to

include the existing use as well as the proposed expansion in order to legally establish the use. This application must demonstrate conformance with the current Ordinance requirements or obtain a modification through this application, where permitted.

II. CONFORMANCE WITH CR-1 DISTRICT REGULATIONS (§2-500):

1. General Note #1 needs to be revised to indicate the Special Exception is not just for the expansion of the existing Community Center but also to establish the Community Center use.
2. General Note #2 needs to be revised top indicate the Special Exception is not just for the expansion of the existing Child Care Center use but also to establish the Child Care Center use.

III. CONFORMANCE WITH VILLAGE CONSERVATION OVERLAY DISTRICT REGULATIONS (§4-2100):

3. Street trees, in addition to the requirements of 5-1300, shall be provided along the frontage and regularly spaced. Provide 2 street trees along the Snickersville Turnpike frontage.
4. Provide the addresses of the structures being used toward the building height calculation and provide the average in the Building Requirement tabulation, pursuant to §4-2104(A)(2).

IV. CONFORMANCE WITH ADDITIONAL REGULATIONS FOR SPECIFIC USES (§5-600):

5. A minimum of 75 square feet of outdoor play area per child must be provided, pursuant to §5-609(A)(5). Provide tabulations stating the requirements of this Section. The outdoor play area needs to be clearly shown and labeled on the Special Exception plat.
6. A minimum 3 ½ -foot fence is required to completely enclose the play area, pursuant to §5-609(B)(1)(a). The fence needs to be added to the Special Exception plat and clearly labeled.
7. A designated pickup and delivery zone providing a minimum of 1 parking space per 20 children is required to be located in proximity to the child care center in such a way that provides safe and clearly designated access to enter and exit the center, pursuant to §5-609(B)(2)(b). Pickup and delivery spaces need to be added to the Special Exception plat and clearly labeled. Please note that the pickup and delivery spaces are in addition to the parking required by §5-1100.

V. CONFORMANCE WITH OFF-STREET PARKING AND LOADING (§5-1100):

8. General Note #15 states that parking will continue to the provided on-site consistent with previous conditions and necessary improvements will be in compliance with §5-1102. Remove this note. Section 5-1102(E) applies only to established uses that are expanding. As there is no prior approved SPEX for the child care center or community center uses, parking must be provided in accordance with current Zoning Ordinance requirements.

9. Required parking, pursuant to §5-1102, is 33 spaces for the community center use and 22 spaces for the child care center use, for a total of 55 parking spaces required. Only 33 parking spaces are currently proposed. 22 parking spaces need to be added to the Special Exception plat. The applicant also has the option of submitting a request for a parking reduction in accordance with §5-1102(F).

VI. CONFORMANCE WITH BUFFERING AND SCREENING REGULATIONS (§5-1400):

10. General Note #14 states that a waiver of Buffer Yard requirements has been requested with this application. Remove this Note. A buffer yard waiver/modification must be a separate request made to the Zoning Administrator pursuant to §5-1409.
11. Revise the Landscaping/Buffering tabulation to state both the minimum and maximum required Buffer Yard widths.
12. If existing vegetation is to be counted towards the required Buffer Yard plantings, a detailed description/inventory of existing vegetation must be provided, along with photographs / documentation clearly demonstrating how the Buffer Yard requirements are to be met.

VII. CONFORMANCE WITH HISTORIC DISTRICT REGULATIONS (§6-1900):

13. The subject property is located within the Bluemont Historic District. Pursuant to §6-1902, no building or structure, including signs, shall be erected, reconstructed, substantially altered, moved or restored within a designated Historic District unless and until an application for a Certificate of Appropriateness shall have been approved by the Historic District Review Committee.

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: February 16, 2010

TO: Ginny Rowen, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner

SUBJECT: **SPEX 2009-0023 Bluemont Community Center**
SPEX 2009-0025 Bluemont Community Center Child Care
Second Referral

Background

This referral updates the status of issues identified in the first Office of Transportation Services (OTS) referral on these applications (dated October 20, 2009). These Special Exception (SPEX) applications propose an expanded community center and child care center in the Countryside Residential (CR-1) zoning district. The site is located in the Village of Bluemont on Snickersville Turnpike (Route 734); access is proposed via the existing site entrance.

This update is based on review of materials received from the Department of Planning on December 23, 2009, namely (1) a letter responding to first referral comments, dated December 4, 2009, and (2) a special exception plat dated June 19, 2009 and revised through December 4, 2009, both prepared by William H. Gordon Associates, Inc.

Status of Transportation Issues/Comments

Staff comments from the first OTS referral as well as the Applicant's responses (quoted directly from its December 4, 2009 response letter) and current issue status, are provided below.

1. Initial Staff Comment (1st Referral): Although the Applicant indicates that the existing entrance has and will continue to function adequately, only a 13-foot ingress/egress exists at the site entrance due to the location of the stone pillars and wall on either side of the driveway (see Sheet 4 of the plat). This width is not sufficient for two vehicles to pass simultaneously. OTS recommends that the Applicant consider an additional entrance to the site from Snickersville Turnpike on the eastern edge of the property, for ingress only, and utilize the existing entrance for egress only. This would create a one-way loop that would more efficiently facilitate drop-off and pick-up for child care and other uses at the center. OTS recognizes that modifications to the

Attachment 1 C

A-20

existing stone wall along the site frontage would be necessary for such an entrance to be constructed, and defers to the Department of Planning regarding the appropriateness of any modifications to the wall with respect to Historic District regulations and guidelines.

Applicant's Response (December 4, 2009): Comment acknowledged; per the conversation between Matthew Kitchen of the Office of Capital Construction and Tom Walker of VDOT that took place on November 19, 2009, VDOT is not requiring any modifications to the existing entrance based upon the minimal impacts to existing traffic and the historical significance of the existing wall. Confirmation letter from Tom Walker will be submitted at time of receipt.

Issue Status: Issue not resolved. The Applicant did not address the initial comment to “consider an additional entrance to the site from Snickersville Turnpike...” stating instead that such an improvement was not required by VDOT. OTS and VDOT are independent referral agencies that each review and comment on development proposals.

OTS's comment was intended to facilitate better access to and circulation within the site, outside of the VDOT right-of-way, and acknowledged that an additional entrance would have impacts to the existing stone wall. Subsequent communication with VDOT indicated that while VDOT would not require an additional entrance, it would not be opposed to one or to the widening of the existing entrance, if so desired by the County. Subsequent communication with the Department of Planning indicated that, of the two options, provision of an additional entrance would be preferable from a historic resources standpoint. To that end, OTS continues to recommend that the Applicant pursue an additional entrance on the eastern edge of the property, for ingress only, and maintain the existing entrance for egress only in order to facilitate better access to and circulation within the site.

2. The Applicant should confirm that the existing entrance and any new entrances meet all applicable VDOT standards.

Applicant's Response (December 4, 2009): Comment acknowledged ; please see the response above to Comment 1.

Issue Status: Issue not resolved. The intent of this comment was simply to request that the Applicant confirm that any and all entrances to the site would meet applicable VDOT standards (i.e., travelway width, sight distance, etc). The Applicant should confirm that the design will meet this requirement.

3. The 2003 Bike & Ped Plan classifies Snickersville Turnpike as a “baseline connecting roadway”, along with bicycle and pedestrian facilities are envisioned. Consistent with this designation, the Applicant should extend the existing four-foot sidewalk (which ends just west of the property) along the site's frontage.

Applicant's Response (December 4, 2009): The extension of the existing four-foot sidewalk is now shown. Please see Sheet 4.

Issue Status: **Issue resolved.**

Supplemental Comment

4. OTS defers to the Department of Building and Development (Zoning Administration) regarding the provision of adequate parking on site, as well as the appropriateness of the proposed vehicular circulation patterns and drop-off/pick-up areas required for child care centers.

Conclusion

Subject to resolution of the comments listed above, OTS would have no objection to the approval of these applications. Please note the supplemental comment above.

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

December 10, 2009

Ms. Nicole Steele, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Bluemont Community Center and Child Care
Loudoun County Application Number: SPEX 2009-0023 & SPEX 2009-0025

Dear Ms. Steele:

We have reviewed the above referenced application as requested, and as the application proposes no new land use or increase in traffic generation, this office has no objection to approval of the Special Exceptions subject to the following comments.

1. It appears existing vegetation impacts sight distance for the Route 734 entrance. Any vegetation that impacts sight distance should be removed to ensure that intersection sight distance meets the VDOT minimum of 280 feet for the 25 MPH posted speed limit.
2. This office would support improving the existing entrance. However, given the limited use and traffic generation and the conflicts presented by the on-site stone wall, VDOT will not require the entrance to be improved with the proposed land use.

If you have any questions, please call me at (703) 383-2041.

Sincerely,

Thomas B. Walker
Senior Transportation Engineer

Attachment 1 D

A-23

April 21, 2010

MEMORANDUM TO: Ginny Rowen MSC # 62
Department of Planning

FROM: Joseph E. Lock MSC # 68
Rural Section Supervisor
Division of Environmental Health

SUBJECT: SPEX2009-0023-Bluemont Community Center
SPEX2009-0025-Bluemont Community Center Child Care
LCTM 42/24, PIN 632154042 (Third Referral)

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Drainfield Sites	<u> </u>	<u> </u>	<u> X </u>
b. Proposed Wells	<u> </u>	<u> </u>	<u> X </u>

The locations on the plat, submitted by William H. Gordon Associates, Inc. revised December 4, 2009, are correct as shown:

a. Wells (existing and proposed)	<u> X </u>	<u> </u>	<u> </u>
b. Drainfield Sites	<u> X </u>	<u> </u>	<u> </u>

Health Department staff recommends: Approval__ Denial__
Approval with conditions X

Items that are incorrect/deficient are listed on the attached page.

Attachments Yes X No

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JDF/jel
C:BluemontCommunityCenter3.Referral

Attachment 1 E

A-24

ATTACHMENT

This office would require that all appropriate approvals and clearances be obtained prior to commencement of any construction activities.

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: September 1, 2009

TO: Nicole Steele, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Review Team

THROUGH: Gary Clare, Chief Engineer
William Marsh, Environmental Review Team Leader

CC: Brian Fish, Zoning Planner
Kelly Williams, Community Planner, Department of Planning
Kate McConnell, Planner, Department of Planning

SUBJECT: SPEX-2009-0023 - Bluemont Community Center
SPEX-2009-0025 - Bluemont Community Center Child Care

The Environmental Review Team (ERT) reviewed the subject application and offers the following comments:

1. The Bluemont Community Center is listed as a Leadership in Energy and Environmental Design (LEED) Registered Project on the United States Green Building Council website. Incorporating sustainable design measures within the project is consistent with Public Facilities text and General Public Facilities Policy 3 on page 3-6 of the RGP, which state that it is important that the location and design of public facilities set the highest possible standards and a positive example. With the second submittal, staff recommends including a LEED Project Checklist to indicate desired design outcomes for site sustainability, water efficiency, energy and atmosphere, indoor air quality, efficient materials and resources use, and innovative design. Providing the analysis will help assess where public facility design ranks vis-à-vis the LEED "silver" goal that is recommended in the December 2007 Metropolitan Washington Council of Governments green building report that was endorsed by the Board of Supervisors on April 15, 2008.

Please contact me if you need additional information or have questions.

Attachment 1F

A-26



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Nicole Steele, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 8, 2009
Subject: Bluemont Community Center, SPEX 2009-0023
Bluemont Community Center -- Child Care, SPEX 2009-0025

Thank you for the opportunity to review the above captioned application.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Round Hill VFRC Station 4 Travel Time
632-15-4042	Bluemont Community Center	6 minutes, 47 seconds

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Round Hill VFRC Station 4 Response Times
Bluemont Community Center	8 minutes, 47 seconds

The Fire and Rescue Staff has no comments regarding this request. If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Teamwork * Integrity * Professionalism * Service

Attachment 1 G

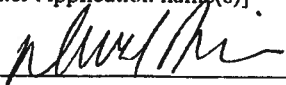
A-27

Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated July 21, 2009
(enter date of affidavit)

For the Application Bluemont Community Center, with Number(s) SPEX 2009-0023 & SPEX 2009-0025
[enter Application name(s)] [enter Application number(s)]

I, David Rice , do hereby state that I am an

(check one) Applicant (must be listed in Paragraph C of the above-described affidavit)
 X Applicant's Authorized Agent (must be listed in Paragraph C of the above-described affidavit)

And that to the best of my knowledge and belief, the following information is true:

(check one) I have reviewed the above-described affidavit, and the information contained therein is true and complete as of _____, or;
(today's date)

 X I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- X Paragraph C-1
 X Paragraph C-2
 Paragraph C-3
 Paragraph C-4(a)
 Paragraph C-4(b)
 Paragraph C-4(c)

WITNESS the following signature:

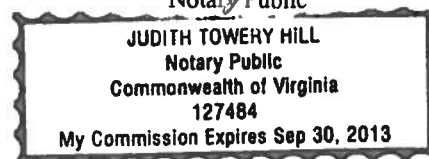
Steven C. Pandish
check one: [] Applicant or [X] Applicant's Authorized Agent

Steven C. Pandish Project Manager
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 29th day of April, 20 10, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

My Commission Expires: _____

Notary Registration Number: _____



LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS

A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

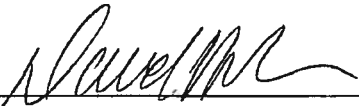
The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, David Rice , do hereby state that I am an
 Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2009-0023 & SPEX 2009-0025

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
	Loudoun County Office of Capital Construction	211 Gibson Street, N.W., Suite 123 MS #49, Leesburg, VA 20176	Applicant/Title Owner
	William H. Gordon Associates, Inc.	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Civil Engineer
	Bargmann Hendrie + Archetype, Inc.	300 A Street Boston, MA 02210	Architect
	Faithful + Gould, Inc.	1725 Duke Street, Suite 200 Alexandria, VA 22314	Cost Estimator
	Landmark Facilities Group, Inc.	252 East Avenue Norwalk, CT 06855	MEP/FP Engineer
	Linton Engineering, LLC	46090 Lake Center Plaza, Suite 309 Potomac Falls, VA 20165	Structural Engineer

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

 There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

William H. Gordon Associates, Inc. 4501 Daly Drive, Suite 200 Chantilly, VA 20151

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Robert W. Woodruff	Stanley D. Heiser
Joseph W. McClellan	Brian P. Fletcher
Eugene C. Dorn	J. Scott Peterson
R. Steven Hulsey	Louise Zwicker
Paula M. Fleckenstein	William E. Junda
Robert W. Walker	William H. Gordon
Mark A. Dyck	Linda R. Erbs
Kevin D. Nelson	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert W. Woodruff	Vice President / Chief Operating Officer
Joseph W. McClellan	Vice President
Eugene C. Dorn	Vice President
R. Steven Hulsey	Chief Executive Officer
Paula M. Fleckenstein	Vice President / Chief Financial Officer
Robert W. Walker	Vice President / Chief Marketing Officer
Mark A. Dyck	Vice President

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

Attachment to Paragraph C-2

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Bargmann Hendrie + Archetype, Inc. 300 A Street Boston, MA 02210-1710

Description of Corporation:

 x *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Carolyn Hendrie	
Joel Bargmann	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Carolyn Hendrie	Principal
Joel Bargmann	Principal

Attachment to Paragraph C-2

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Faithful + Gould, Inc. 1725 Duke Street, Suite 200 Alexandria, VA 22314

Description of Corporation:

 There are 100 or fewer shareholders and all shareholders are listed below.

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 x *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
No shareholders own 10% or more	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Richard Hall	Worldwide Chief Executive Officer
Paul Wood	Chief Executive Officer - USA
Reza Amirkhalili	Chief Operating Officer
James Nevada	Chief Financial Officer
Edwin J. Brundage	Vice President - Government

Attachment to Paragraph C-2

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Landmark Facilities Group, Inc. 252 East Avenue Norwalk, CT 06855

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Thomas E Newbold	
Gerard J Rauth	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Thomas E Newbold	President & Secretary/ Board of Directors
Gerard J Rauth	Vice President & Treasurer/Board of Directors
Ernest A Conrad	Board of Directors

Attachment to Paragraph C-2

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Linton Engineering, LLC, 46090 Lake Center Plaza, Suite 309, Potomac Falls, VA 20165

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
David E. Linton	
Stephanie T. Linton	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
David E. Linton	Member
Stephanie T. Linton	Member

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

a. One of the following options must be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Steven C. Pandish

check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Steven C. Pandish Project Manager

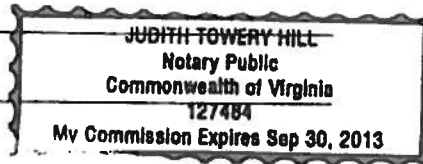
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 29th day of April, 2010, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Judith Towery Hill
Notary Public

My Commission Expires: _____

Notary Registration Number: _____



Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

Introduction

The Loudoun County Office of Capital Construction seeks a special exception to renovate, and add support space and a multipurpose room on to the existing Bluemont Community Center. The property is located at 33846 Snickersville Turnpike, Bluemont, VA 20135. The property is zoned CR-1. Both the Community Center and Child Care Center uses are permitted by Special Exception in the CR-1 zoning district. The property abuts residential property. The proposed 2660 square foot expansion is required to update the facility to meet ADA requirements and state mandated child care requirements for facility square footage.

Background

In 1923, the Bluemont School was constructed to serve the western-most communities of Loudoun County.

In the early 1960's, the school was closed and the children were moved to a newer facility.

In October 1969, the Loudoun County Department of Parks and Recreation started a series of transactions converting former Loudoun County schools into community centers. The plan promoted the use of older schools around the County to benefit the communities. Local residents and groups envisioned great potential in using the old school buildings as community centers.

In the mid 1980's, the Bluemont Citizens Association petitioned Loudoun County to reopen the building as a community center. In 1986, the Bluemont Community Center was established at the old schoolhouse. The center was officially staffed that year with one 15 hour per week position. The Community Center operated under limited hours during the winter months due to lack of heat. During the spring and summer months, the Community Center was able to offer a variety of sampler programs.

In 1987, renovations were underway to the interior of the building. With the support and joint efforts from the Bluemont Citizens Association and Loudoun County, a new heating system was installed. With year-round use of the Community Center, staffing was increased to 30 hours per week and a 10 hour per week maintenance position was added. The Community Center continued to offer a broad selection of year-round family activities and programs. Exterior renovations were completed in 1988, allowing year-round activities including implementation of early and limited registration for Summer Day Camps.

The Bluemont Fair planned and administered by the Bluemont Citizens Association since 1970, uses the Bluemont Community Center as a focal point for the fair, with many of the crafters setting up in and around the Community Center. From its onset, the Bluemont Community Center has enjoyed the support of the local community. Groups such as the Boy Scouts, Bluemont Citizens Association and the Bluemont Community Center Advisory Board have

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

logged countless volunteer hours working with, or fundraising for, the Bluemont Community Center, making it a true Loudoun County community center.

Over the years the Department of Parks and Recreation, now named the Department of Parks, Recreation and Community Services (PRCS), has been able to increase staff to better meet community needs.

Currently, the Center is staffed with a full time Manager, Assistant Manager, two Center Assistants, part time Facility Supervisors, child care and preschool staff, instructors and volunteers. The program services include child care services Monday –Friday, 7 AM to 6 PM, preschool and after school programs serving over 100 children during the nine-month school year, summer camp programs, recreation classes and special events. Most of the programs and services are operated on a revenue neutral basis, generating \$526,979 in FY'08. Community groups, like the Boy Scouts, and civic meetings use the facility at no charge during operating hours.

In 2005, Loudoun County's Department of General Services commissioned SWSG to provide a Property Condition Report on eight County Community Centers for public safety concerns, the condition of the architectural structures, AHERA, ADA access, mechanical systems, HVAC, plumbing, fire protection, electrical, water systems, and septic systems. In August 2005, SWSG reported that significant repairs, upgrades and renovations were recommended for The Bluemont Community Center. The renovations will stabilize the wet basement and timber structure, improve security and safety with appropriate egress, alarms and ADA accommodations, while also making accommodations for new State child care requirements.

In November 2007, the Loudoun County Board of Supervisors approved the offering of a General Bond Referendum to renovate five Community Centers currently in operation by PRCS: the Bluemont, Lucketts, Sterling, Lovettsville and Philomont Community Centers. The voters granted overwhelming support to renovate these cherished community center facilities

The staff and programs at the Bluemont Community Center have moved their operations to the Loudoun County Public School's Round Hill Center, (old Round Hill Elementary) as did Loudoun Valley Community Center, so that renovations could be completed.

Transportation

The Bluemont Community Center is located along Snickersville Turnpike, Route 734.

The proposed expansion of the Bluemont Community Center is intended to bring the facility up to code, to meet all required Americans with Disabilities Act (ADA) standards for public facilities, and to meet State mandated Child Care facility requirements of having 35 square feet of activity space per child. The expansion will not increase the size or enrollment of any of the

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

current day care or programmatic offerings at the Community Center, and therefore, will have little to no additional impact on the local traffic network.

There are no proposed modifications to the existing use, and no changes to the current entrance. It is not anticipated that any turn lanes or deceleration tapers will be required for the entrance.

Both vertical and horizontal alignments and corresponding sight distance measurements were found to be adequate. Sight distance to the south was found to be in excess of 350 ft. Sight distance to the north was found to be in excess of 1000 ft.

Considering the following, the Office of Capital Construction feels that this facility can be operated without additional roadway improvements:

1. The proposed facility will have little or no impact on the current capacity and level of service of Snickersville Turnpike.
2. Entrance and site access have been functional in its existing state.

Issues for Consideration

Section 6-1310 of the Revised 1993 Loudoun County Zoning Ordinance, requires that the Statement of Justification for each special exception application address the following standards :

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

The Revised General Plan recognizes "Historic and Archaeological Resources" as one component of the County's Heritage Resource Assets. Chapter 5 of the Revised General Plan provides, "The County will protect structures and other features of historic significance in the context of their natural settings and will work with landowners to convey the historic value of the resource to the community at large. Structures and other features of particular historical significance will be retained, restored, or utilized in adaptive reuse as part of a conservation design process."

The proposed expansion of the Bluemont Community Center is required to allow for its adaptive re-use as a community center from its original use as a school. The proposed expansion is required to update the facility to meet ADA requirements and State mandated child care requirements for facility square footage.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

All structures will meet required fire safety codes. All structures will be fully sprinklered. The community center is located approximately midway between the Round Hill and Philomont Fire Stations, each of which is approximately 5 miles away.

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use negatively impacts the uses in the immediate area.*

There will be no industrial processes or other significant noise generation from the proposed use. All surrounding properties adjacent to the Community Center are residential properties. Any noise associated with the Community Center would be due to children playing outside; there are no provisions in the Zoning Ordinance to regulate such noise.

- (D) *Whether glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

The only outdoor lighting that would be located at the Community Center would be related to building and parking lot security. If any outdoor lighting is required at the site, such lighting should be conditioned in the Special Exception application approval to have lights that are shielded to direct light downward and inwards towards the property to limit the amount of light that is dispersed to adjacent properties.

- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The location of the Bluemont Community Center complements the surrounding neighborhood and uses. The Community Center is located in the Bluemont Historic District, and is surrounded by residential properties to which it can provide programming and services in close proximity to the local population of Bluemont.

- (F) *Whether [there is] sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Any concerns regarding landscaping, screening and buffering should be brought to the attention of the Applicant during the Special Exception review. The proposed use on the property is not changing from the current use on the property; the size of the programs being offered at the community center is not changing. The current landscaping and buffering on the property should be adequate for the current and proposed use.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

The proposed Special Exception application will ensure the continuation of the adaptive re-use of an historic school building located within the Bluemont Historic District. Without the approval of the Special Exception for the use on the property, the County will not be able to run its child care and pre-school programs out of the Community Center, endangering the ability of the County to operate the historic structure as a Community Center.

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The renovations to the facility are intended to increase the individual space for each student and to provide toilets for students to meet licensing requirements. Since there is no planned increase in enrollment there will be no increase in water demand or drainfield capacities. The renovations and additions will be performed within and adjacent to the existing structure which will not require the clearing of any additional land. Therefore, minimal impact to existing vegetation, if any, is anticipated.

No air quality impacts are anticipated from the proposed use.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The proposed Special Exception at the proposed location will allow the Bluemont Community Center to continue to offer child care and preschool activities and programs to the public at this location. The special exception will also allow for needed upgrades to the facility to make it ADA compliant, allowing handicapped residents to access the facility and program offerings more easily.

- (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

The expansion will not increase the size or enrollment of any of the current day care or programmatic offerings at the Community Center, and therefore, will have little to no additional impact on the local traffic network. There are no proposed modifications to the existing use, and no changes to the current entrance. It is not anticipated that any turn lanes or deceleration tapers will be required for the entrance.

Both vertical and horizontal alignments and corresponding stopping sight distance measurements were found to be adequate. Sight distance to the south was found to be in excess of 350 ft. Sight distance to the north was found to be in excess of 1000 ft. The proposed facility will have little or no impact on the current capacity and level of service of Snickersville Turnpike. Entrance and site access have been functional in its existing state. Further coordination with Loudoun County and VDOT may be required to address the potential sight distance impact from the existing historic stone wall."

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

Approval of the Special Exception application is required to allow the facility to be ADA compliant and meet State mandates for child care facility square footage.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

The local road network is adequate to handle the traffic to and from the community center, which is not expected to increase above current levels of activity. The site is served by on-site well and septic systems, and is not reliant on public or communal water systems.

- (M) *The effect of the proposed special exception on groundwater supply.*

The proposed special exception should have no effect on the groundwater supply.

- (N) *Whether the proposed use will affect the structural capacity of the soils.*

The proposed renovations and additions will have no effect on the structural capacity of the soils

- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

The development is not proposing to change the size of the programming on the property, and is not expecting to increase traffic into or out of the community center facility. The proposal will not negatively impact road development in the area.

- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The proposed Special Exception application will allow the Department of Parks, Recreation and Community Services to continue to operate its child care and preschool programs. Without the approval of the application, the facility will not meet required facility standards to operate its current level of programming, which would result in the loss of employees at the facility.

- (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

The continuation of programming at the Community Center is needed to support the local workforce and businesses by helping to provide the community with needed child care,

Bluemont Community Center

Loudoun County

Office of Capital Construction

Special Exception

Statement of Justification

July 21, 2009

preschool, after school and summer camp programs to assist the local community with child care needs.

(R) *Whether adequate on and off-site infrastructure is available.*

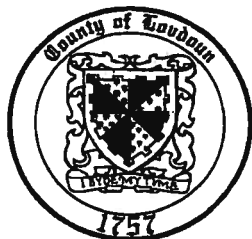
The Community Center uses on-site well and septic systems, and has adequate road access off of Snickersville Turnpike.

(S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

No offensive or unusual odors will be generated by this use.

(T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

The only access to the site for construction vehicles would be off of Snickersville Turnpike. The Special Exception conditions of approval would need to contain provisions regarding times of the day construction vehicles should use Snickersville Turnpike so as not to impede local traffic during times of the day with heavy volume in the vicinity of the property.



Loudoun County, Virginia

Historic District Review Committee

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

Leah Thayer, *Chairman*

Matthew Custer, *Vice Chairman*

Jean Brown

Mary Dudley

Rebecca McDermott

Karl Riedel

Matt Tolley

April 14, 2010

Honorable Scott York
Chairman

Loudoun County Board of Supervisors
1 Harrison Street
Leesburg, VA 20177

Robert Klancher
Chairman

Loudoun County Planning Commission
1 Harrison Street
Leesburg, VA 20177

Subject: SPEX 2009-0023: Bluemont Community Center, SPEX 2009-0025: Bluemont Community Center Child Care

Dear Chairman York and Chairman Klancher:

On behalf of the Historic District Review Committee (HDRC), please consider this correspondence as the HDRC's formal comment on two special exception applications – SPEX 2009-0023: Bluemont Community Center and SPEX 2009-0025: Bluemont Community Center Child Care. The HDRC has noted the Office of Transportation Service's (OTS) referral comments regarding the modification of the existing entrance to the Bluemont Community Center and specifically wishes to address this issue. Under Section 6-307 of the Loudoun County Zoning Ordinance, the HDRC is tasked to make recommendations to the Board of Supervisors on development applications in historic overlay districts and to assist and advise the Planning Commission and Board of Supervisors on matters involving historically significant sites, buildings, and areas. On September 14, 2009, the HDRC approved the renovation and rear addition proposed for the Bluemont Community Center under CAPP 2009-0009.

At the April 12, 2010 HDRC meeting, the HDRC had the opportunity to review OTS comments for the Bluemont Community Center SPEX application. In their referral dated October 22, 2009, OTS recommended that the applicant consider an additional entrance to the Bluemont Community Center since the site ingress/egress is a 13-foot wide opening in a historic stone wall spanning the front of the property. Although the applicant indicates that the entrance has and will continue to function adequately because the number of Community Center users will not increase, OTS noted that the width is insufficient for two vehicles to pass simultaneously. Therefore, OTS recommended that the second entrance be added on the eastern edge of the property for ingress only, utilizing the existing entrance for egress only, and creating a one-way loop in the front yard of the Community Center.

The HDRC voted unanimously that the historic stone wall and its ingress/egress as it currently exists should be maintained. The stone wall is a character-defining feature of the historic Bluemont Community Center property and part of the visual identity of the Village of Bluemont. As such, the HDRC supports retaining the stone wall as it currently exists. The Bluemont Historic District zoning overlay protects such elements for the promotion of the general welfare and preservation of the district. Creating an additional entrance will require changes to the historic stone wall. Changes to site elements, such as the historic stone wall, should adhere to the Loudoun County Historic District Guidelines (Guidelines) and will require a Certificate of Appropriateness (CAPP). The Guidelines recommend that historic fences and walls be maintained in historic districts

Attachment 4

A-47

Honorable York & Chairman Klancher

April 14, 2010

Page 2 of 2

Please note that in a letter dated December 10, 2009, VDOT stated that the office would support, *but not require*, improving the existing entrance as recommended by OTS. As stated by VDOT, the change would not be required given to the limited use and traffic generation and the conflicts presented by the existing stone wall.

The HDRC would be happy to work with the applicant to identify an appropriate solution to a second entrance should the Planning Commission and the Board of Supervisors require this entrance resulting in changes to the historic stone wall.

Sincerely,


Leah Ferguson, Chairman
Historic District Review Committee

CC: Loudoun County Board of Supervisors
Loudoun County Planning Commission
Linda Neri, Deputy County Administrator
Charles Yudd, Assistant County Administrator
Julie Pastor, AICP, Director, Department of Planning
Diane Ryburn, Director, Department of Parks, Recreation, and Community Services
Sandy Hunter, Design Manager, Department of Construction and Waste Management
Ginny Rowen, Planner, Land Use Review
Michael "Miguel" Salinas, Program Manager, CIO
Kate McConnell, Planner, Community Information & Outreach

A-48

The attached plat and courses and distance description, made by Stanley D. Heiser
Certified Land Surveyor, William Gordon and Associates, Leesburg,
VA., dated March 9 2010, of the Lands of The County of Loudoun
_____, situate
in Blue Ridge Election District, Loudoun County, Va.,
and being the same land acquired by the said County of Loudoun
by deed dated July 22 201965, from Loudoun County School Board
of record in the Clerk's Office of the Circuit Court of Loudoun County, Virginia, in Deed Book 450
Page 221 or Instrument number _____, is hereby confirmed and submitted
for record in the aforesaid Clerk's Office.

Given under our hands this 29th day of MARCH 20 10.


20100401-0018752
Loudoun County, VA Pgs: 1
04/01/2010 9:20:46AM
Gary M. Clemens, Clerk

OWNER

OWNER


LEWIS RAUCH, DIRECTOR
DEPARTMENT OF CONSTRUCTION &
WASTE MANAGEMENT
Designated Agent of the Loudoun County Board of Supervisors

ACKNOWLEDGMENT

STATE OF VIRGINIA,

COUNTY OF LOUDOUN, to-wit:

I, BETH ANN CIONI, a Notary Public for said county of

Loudoun, in the State of Virginia, do hereby certify that _____

LEWIS RAUCH whose names are signed to the foregoing Certificate

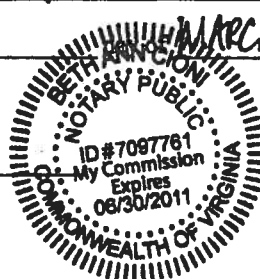
of Confirmation by Owners, and Plat, bearing date of the 6th day of

JANUARY, 20 10, have acknowledge the same before me in my County aforesaid.

My Commission as notary expires 06/30/2011

GIVEN UNDER MY HAND this 29th MARCH 20 10

NOTARY PUBLIC





April 14, 2010

Ms. Ginny Rowen
Planning Department
Loudoun County
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, VA 20177-7000

Re: SPEX 2009-0023 Bluemont Community Center
SPEX 2009-0025 Bluemont Community Center Child Care
LCTM 42/24, PIN 632154042
Gordon Number: 2784-0101

Dear Ms. Rowen:

The following is in response to the second referral comments from several agencies:

Fire and Rescue

Comment: The Fire and Rescue Planning Staff has no comments.

Response: Comment has been received and acknowledged.

ERT

Comment: ERT has reviewed the 2nd submission of SPEX-2009-0023 and SPEX-2009-0025 Bluemont Community Center and has no further comments. The previous ERT comment has been adequately addressed.

Response: Comment has been received and acknowledged.

Division of Environmental Health

Comment 1: This office would recommend approval of the Special Exceptions with the condition that the lot consolidation be completed. Documentation that the lot consolidation is approved should be forwarded to this office. (Chapter 1066.12)

Response: Comment acknowledged. Lot consolidation has been completed per BLAD-2010-0004 approved March 18, 2010 and recorded per Instrument # 20100401-0018753 on April 1, 2010. Please see Sheet 2 for revised zoning tabulations and Sheet 3 for note regarding the vacation of the existing property line. A copy of the recordation plat has been attached with this application for your reference.

VDOT

Comment 1: The proposed sidewalk along Route 734 does not meet VDOT criteria for State maintenance, and therefore a VDOT Permit will be necessary to address maintenance of the sidewalk.

Response: Comment acknowledged. The aforementioned sidewalk has been removed from the plan at the direction of the Office of Capital Construction following discussion with the Office of Transportation Services. Please see Sheet 4.

Department of Building and Development

Comment 1: All Zoning comments have been addressed. There are no further Zoning comments for the above referenced applications.

Response: Comment has been received and acknowledged.

Department of Planning

Staff supports the Special Exception request with conditions. Staff recommends the following conditions:

Comment 1: The applicant commits to the Bluemont Community Center elevation and addition plans approved under CAPP 2009-0009.

Response: The building elevations have been adjusted to reflect those approved with CAPP-2009-0009. Please see Sheet 5.

Comment 2: The applicant obtains CAPP approval from the HDRC for the proposed fence around the playground and any changes to the stone wall.

Response: Comment acknowledged. The applicant shall obtain a Certificate of Appropriateness for the proposed fence surrounding the playground facility as well as any other proposed structural site elements, including mechanical and utility screening and lighting.

Comment 3: The applicant follows the intent of the ABOT Guidelines for the proposed changes to the parking area, driveway, and sidewalk.

Response: Comment acknowledged. After reviewing the recommendations for the parking area changes in the CAPP-2009-0009 Staff Report, we feel that the

selected materials as well as placement of proposed parking spaces are in line with the ABOT Guidelines. All parking and drive areas shall remain gravel except for those intended to make the site ADA accessible, which will be asphalt. The areas selected for proposed parking are towards the rear of the existing building to ensure little visibility from the public way. Please see Sheet 4.

Office of Transportation Services

Staff comments from the first OTS referral as well as the Applicant's responses (quoted directly from its December 4, 2009 response letter) and current issues status, are provided below.

Comment 1: Initial Staff Comment (1st Referral): Although the Applicant indicates that the existing entrance has and will continue to function adequately, only a 13-foot ingress/egress exists at the site entrance due to the location of the stone pillars and wall on either side of the driveway (see Sheet 4 of the plat). This width is not sufficient for two vehicles to pass simultaneously. OTS recommends that the Applicant consider an additional entrance to the site from Snickersville Turnpike on the eastern edge of the property, for ingress only, and utilize the existing entrance for egress only. This would create a one-way loop that would more efficiently facilitate drop-off and pick-up for child care and other uses at the center. OTS recognizes that modifications to the existing stone wall along the site frontage would be necessary for such an entrance to be constructed, and defers to the Department of Planning regarding the appropriateness of any modifications to the wall with respect to Historic District regulations and guidelines.

Applicant's Response (December 4, 2009): Comment acknowledged; per the conversation between Matthew Kitchen of the Office of Capital Construction and Tom Walker of VDOT that took place on November 19, 2009, VDOT is not requiring any modifications to the existing entrance based upon the minimal impacts to existing traffic and the historical significance of the existing wall. Confirmation letter from Tom Walker will be submitted at time of receipt.

Issue Status: Issue not resolved. The Applicant did not address the initial comment to "consider an additional entrance to the site from Snickersville Turnpike..." stating instead that such an improvement was not required by VDOT. OTS and VDOT are independent referral agencies that each review and comment on development proposals.

OTS's comment was intended to facilitate better access to and circulation within the site, outside of the VDOT right-of-way, and acknowledged that an additional entrance would have impacts to the existing stone wall. Subsequent communication with VDOT indicated that while VDOT would not require an

additional entrance, it would not be opposed to one or to the widening of the existing entrance, if so desired by the County. Subsequent communication with the Department of Planning indicated that, of the two options, provision of an additional entrance would be preferable from a historic resources standpoint. To that end, OTS continues to recommend that the Applicant pursue an additional entrance on the eastern edge of the property, for ingress only, and maintain the existing entrance for egress only in order to facilitate better access to and circulation within the site.

Response: Comment acknowledged. An additional entrance from Snickersville Turnpike has been thoroughly considered and discussed between the Office of Transportation Services and Office of Capital Construction; however, due to existing constraints (historic wall and existing well located on the front lawn) and likely disapproval by the Bluemont community, an additional entrance will not be provided and the existing entrance will remain as the primary site ingress/egress.

Comment 2: The Applicant should confirm that the existing entrance and any new entrances meet all applicable VDOT standards.

Applicant's Response (December 4, 2009): Comment acknowledged ; please see the response above to Comment 1.

Issue Status: Issue not resolved. The intent of this comment was simply to request that the Applicant confirm that any and all entrances to the site would meet applicable VDOT standards (i.e., travelway width, sight distance, etc). The Applicant should confirm that the design will meet this requirement.

Response: Comment acknowledged. We have addressed all outstanding VDOT comments as the existing entrance and it's continued use has been approved by VDOT at the site plan level per STPR-2009-0073. Also, existing drive aisle widths have been approved to remain as is per WAIV-2010-0013.

Comment 3: The 2003 Bike & Ped Plan classifies Snickersville Turnpike as a "baseline connecting roadway", along with bicycle and pedestrian facilities are envisioned. Consistent with this designation, the Applicant should extend the existing four-foot sidewalk (which ends just west of the property) along the site's frontage.

Applicant's Response (December 4, 2009): The extension of the existing four-foot sidewalk is now shown. Please see Sheet 4.

Issue Status: Issue resolved.

Ms. Ginny Rowen
SPEX 2009-0023 Bluemont Community Center
SPEX 2009-0025 Bluemont Community Center Child Care
Page 5

Response: Comment acknowledged. The aforementioned sidewalk has been removed from the plan at the direction of the Office of Capital Construction following discussion with the Office of Transportation Services. Please see Sheet 4.

Comment 4: OTS defers to the Department of Building and Development (Zoning Administration) regarding the provision of adequate parking on site, as well as the appropriateness of the proposed vehicular circulation patterns and drop-off/pick-up areas required for child care centers.

Response: Comment acknowledged.

If you have any questions, please feel free to call me at 703-263-1900, or you can e-mail me at bjunda@whga.com

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

William Junda, P.E.
Senior Associate
Director of Engineering



Loudoun County, Virginia

Department of Building and Development

1 Harrison Street, S. E., P. O. Box 7000, Leesburg, VA 20177-7000

Administration: 703/777-0397 Fax: 703/771-5215

Inspection Information Only: 703/777-0220 Fax: 703/771-5522

March 30, 2010

Mr. Bill Junda
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

**Re: WAIV-2010-0013 for FSM 4.400.B.6.b & FSM 4.600.A.3.f. STPR-2009-00073
Bluemont Community Center**

Dear Mr. Junda:

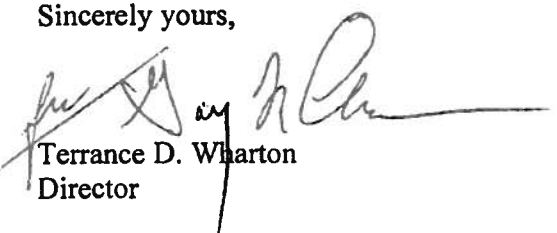
This office is in receipt of your request to waive Sections 4.400.B.6.b & 4.400.A.3.f of the Facilities Standards Manual (FSM) for the above referenced project. Your letter is requesting to waive the requirements of minimum aisle width be reduced below 25' for the major site access way and for a sidewalk leading to the facility.

FSM Section 4.400.B.6.b states in part: *"The major site accessways shall be clearly defined, with a minimum aisle width of 25 feet measured from face of curb to face of curb at curb returns"*; FSM Section 4.400.A.3 states in part: *"Office and Commercial Areas: Sidewalk leading to facility and/or crosswalks for safe pedestrian movement."*

Section 1.200 of the FSM allows the Director of Building and Development to vary "given standards where the effect of such variation is in keeping with established engineering practices and procedures ..." In consideration of the justifications in your letter "to protect character defining features and context of the historic property" the waiver of Sections 4.400.B.6.b. & 4.400.A.3.f. of the Facilities Standards Manual (FSM) **is hereby approved.**

This determination is made in my capacity as the Director. Please be advised that any person aggrieved, or any officer, department, or agency of Loudoun County affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Facilities Standards Manual may appeal said decision by submitting a written notice within five (5) working days of receipt of this decision in accordance with Section 1.200.D of the FSM. If you have any questions or need any further assistance, please contact Neelam Henderson, of my staff at (703) 737-8927 or by email Neelam.Henderson@loudoun.gov.

Sincerely yours,


Terrance D. Wharton
Director

cc: Mr. Lewis Rauch, Director of Capital Construction; Project/FSM Waiver Library/Project Manager;

A57



William H. Gordon Associates, Inc.
44084 Riverside Parkway, Suite 100
Leesburg, VA 20176
703-729-9009 Phone
703-478-8517 Fax

March 1, 2010

Mr. Terrance D. Wharton, Director
County of Loudoun
Department of Building and Development
1 Harrison Street, S.E.
Leesburg, VA 20177-7000

Subject: Bluemont Community Center, STPR-2009-0073
 Facilities Standards Manual (FSM) Waiver Request
 Gordon Project No.: 2784-0101

Dear Mr. Wharton:

We are hereby requesting a waiver to Section 4.400.B.6.b. and 4.600.A.3.f. of the FSM. Specifically, we are requesting that the major access way minimum aisle width be reduced below 25 feet and the lead sidewalk to the facility from the Snickersville Turnpike right-of-way be waived.

The Bluemont Community Center property is zoned CR-1 (Countryside Residential 1) and is located within the Bluemont Historic and Cultural Conservation District (Bluemont Historic District). The Site Plan Revision (STPR) application is for a 2,660 square-foot building addition and ten (10) parking spaces. Approximately 2,760 square feet of the proposed parking area will be paved to allow access to the facility from the two proposed accessible parking spaces. Minimal land disturbance and paving are proposed to maintain the historic character and to preserve the green infrastructure elements of the property.

The existing two-story building was built as a school in 1923. The Loudoun County Department of Parks, Recreation and Community Services began operating the building as a community center in 1986. The building is listed on the National Register of Historic Places and the Virginia Landmarks Register. The Bluemont Community Center and Village have unique scenic and historic character. An existing historic stone wall runs along the frontage of the property with a 13-foot wide entrance with defining features. Given the limited use and traffic generation, VDOT will not require any improvements to the existing entrance per their review of the associated Special Exception (SPEX-2009-0023 & SPEX 2009-0025).

Requiring the addition of impervious material, partial demolition of the existing wall for a new lead walk and widening of the existing site accessway are not in keeping with the intent and policies of the Loudoun County Heritage Preservation Plan and the County's role as the steward of these policies. Therefore, to protect the character defining features and context of the historic property, we request the approval of waivers of FSM Sections 4.400.B.6.b. and 4.600.A.3.f.

Mr. Terrance D. Wharton, Director
County of Loudoun
Department of Building and Development
March 1, 2010
Page 2

We make ourselves available to meet to provide additional information and/or answer any questions you may have. Thank you for your time and consideration in this matter.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.



William E. Junda, P.E.
Senior Associate
Project Director

G:\project\admin\2784\0101\Correspondence\Letters to-from other members of project team\03-01-10TWhartonWaiverRequest-
BluemontCC.doc



Loudoun County, Virginia

Department of Building and Development
1st Harrison Street, S. E., Leesburg, VA 20177-7000
Administration: 703/777-0397 Metro: 478-8432 Fax: 703/771-5522

February 16, 2010

Mr. William E. Junda, Project Director
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

**RE: Request for Parking Reduction for SPEX-2009-0025 / -0025, Bluemont Community
Center and Child Care**
TAX MAP/PARCEL NUMBER: /42/////////24/ MCPI: 632-15-4042

Dear Mr. Junda:

This letter is in response to your December 4, 2009 request to reduce the required parking for the above referenced project per Section 5-1102(F) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). Your letter included a Parking Demand Analysis which substantiates the need for a reduced number of parking spaces and a parking plan showing how the parking spaces will be provided on the site.

Section 5-1102(F)(2) of the Ordinance permits the Zoning Administrator to approve a reduction in required parking spaces in the case of mixed use occupancies where it can be determined that the peak requirement occurs at different times and the parking demand can be provided on the premises. The Parking Demand Analysis submitted with your request clearly demonstrates that the peak parking requirements for the two uses occur at different times, and the Parking Plan submitted demonstrates that sufficient parking to meet peak demand can be provided on the site. Therefore, I find that the requested reduction in required parking spaces to a total of 38 spaces is acceptable, and your request for parking reduction as described in your letter and attachments is granted.

This reduction is conditioned upon the applicant executing a covenant for a period of twenty years, guaranteeing that the owner will provide the additional spaces if the Zoning Administrator, upon thorough review of the actual utilization of parking spaces at the building, recommends to the Board of Zoning Appeals that the approved reduction be modified or revoked.

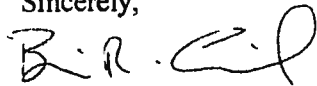
William E. Junda
ZCOR 2009-0270
February 16, 2010
Page 2

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator, or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department, or agency of Loudoun County affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within thirty days.

Please contact me at 703-737-8223 if I can provide any additional information or assistance regarding the above matter.

Sincerely,

A handwritten signature in black ink, appearing to read "B. R. Fish".

Brian Fish
Planner, Zoning Administration

cc: Mark Stultz, Deputy Zoning Administrator
Hon. Sally Kurtz, Supervisor, Catoctin District

A 61



William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151
703-263-1900 Phone
703-263-0766 Fax

December 4, 2009

Mr. Dan Schardein, Zoning Administrator
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, VA 20177-7000

Subject: Bluemont Community Center, SPEX 2009-0023
Bluemont Community Center Child Care, SPEX 2009-0025

Reference Gordon Project No. 2784-0101

Dear Mr. Schardein:

On behalf of Loudoun County Office of Capital Construction, we are hereby requesting an adjustment to the parking requirements per Section 5-1102(F) of the Revised 1993 Zoning Ordinance for the above referenced project.

The existing building was constructed in 1923 as a school. In 1986 the Loudoun County Department of Parks, Recreation, and Community Services began operating the building as a community center. The Special Exception request (SPEX 2009-0023 and SPEX 2009-0025) is to establish the existing 5,100 square foot facility as an operating community and child care center as well as a 2,135 square foot expansion and renovation. The expansion and renovation has been proposed to bring the facility into compliance for the existing uses. Therefore, the expansion will not add additional users to the facility.

The child care center operates Monday through Friday from approximately 7:00 AM to 6:00 PM. The required parking per Table 5-1102 for the child care center is 26 spaces (see attached Parking Demand Analysis). After 6:00 PM, Monday through Friday and on the weekends, the multi-purpose room is used by local community organizations, such as the Boy Scouts; otherwise, it is used by the 70 children and 10 employees that make up the child care center. The multi-purpose room of the community center is only used at its maximum capacity of 142 users a few times a year for special community events, which are held on weekends when the child care center is not in use. The required parking per Table 5-1102 for the community center at maximum capacity is 38 spaces (see attached Parking Demand Analysis).

Combining both uses would require a total of 64 spaces. However, because the operating days and hours of the two uses are not conflicting, the 38 spaces shown on SPEX 2009-0023 and SPEX 2009-0025 (28 existing and 10 proposed, see attached Parking Plan) provide ample parking for both uses. Also, as part of the child care center requirements, a designated pick-up and delivery zone is required. The required number of pick-up and delivery spaces per Section 5-609(B)(2)(b) is four (4) spaces (see attached Parking Demand Analysis). It is known that the pick-up and delivery spaces are in addition to the parking required by Section 5-1100; however, because the child care center is not in use while the multi-purpose room is being used at its maximum capacity, we are asking that the pick-up and delivery zone spaces count towards the

Mr. Dan Schardein, Zoning Administrator
LC Dept. of Building and Development
Bluemont Community Center SPEX 2009-0023
Bluemont Community Center Child Care SPEX 2009-0025
December 4, 2009
Page 2


required parking for the community center. If deemed necessary, a sign designating the hours of usage for the pick-up and delivery spaces will be provided on site.

If the parking reduction is approved, the owner will execute and record a covenant for a period of 20 years guaranteeing they will provide additional spaces if the Zoning Administrator recommends to the Board of Zoning Appeals that the reduction be modified or revised.

If you have any questions, please contact me at 703-263-1900 or blunda@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.



William E. Junda, P.E., Senior Associate
Project Director

PARKING DEMAND ANALYSIS (TABLE 5-1102)

COMMUNITY CENTER:

PROPOSED HOURS OF OPERATION: MON-FRI AFTER 6:00 P.M. AND WEEKENDS

PUBLIC ASSEMBLY REQUIREMENT:

0.25 SPACES PER PERSON IN PERMITTED OCCUPANCY APPROVED BY THE FIRE MARSHAL PLUS ONE SPACE PER EMPLOYEE.

REQUIRED PARKING:

OCCUPANCY: $142 \times 0.25 =$ 36 SPACES

PROPOSED EMPLOYEES: $2 \times 1 =$ 2 SPACES

TOTAL: 38 SPACES

CHILD CARE FACILITY:

PROPOSED HOURS OF OPERATION: MON-FRI 7:00 A.M. - 6:00 P.M.

CHILD CARE FACILITY REQUIREMENT:

0.20/PERSON IN LICENSED CAPACITY PLUS ONE PER EMPLOYEE NOT RESIDING ON THE PREMISES

REQUIRED PARKING:

CAPACITY: $80 \times 0.20 =$ 16 SPACES

PROPOSED EMPLOYEES: $10 \times 1 =$ 10 SPACES

TOTAL: 26 SPACES

TOTAL REQUIRED PARKING SPACES:

COMMUNITY CENTER: 38

CHILD CARE FACILITY: 26

64

PROVIDED:

EXISTING STANDARD PARKING SPACES: 28

PROPOSED STANDARD PARKING SPACES: 8

PROPOSED ACCESSIBLE PARKING SPACES: 2

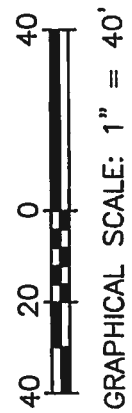
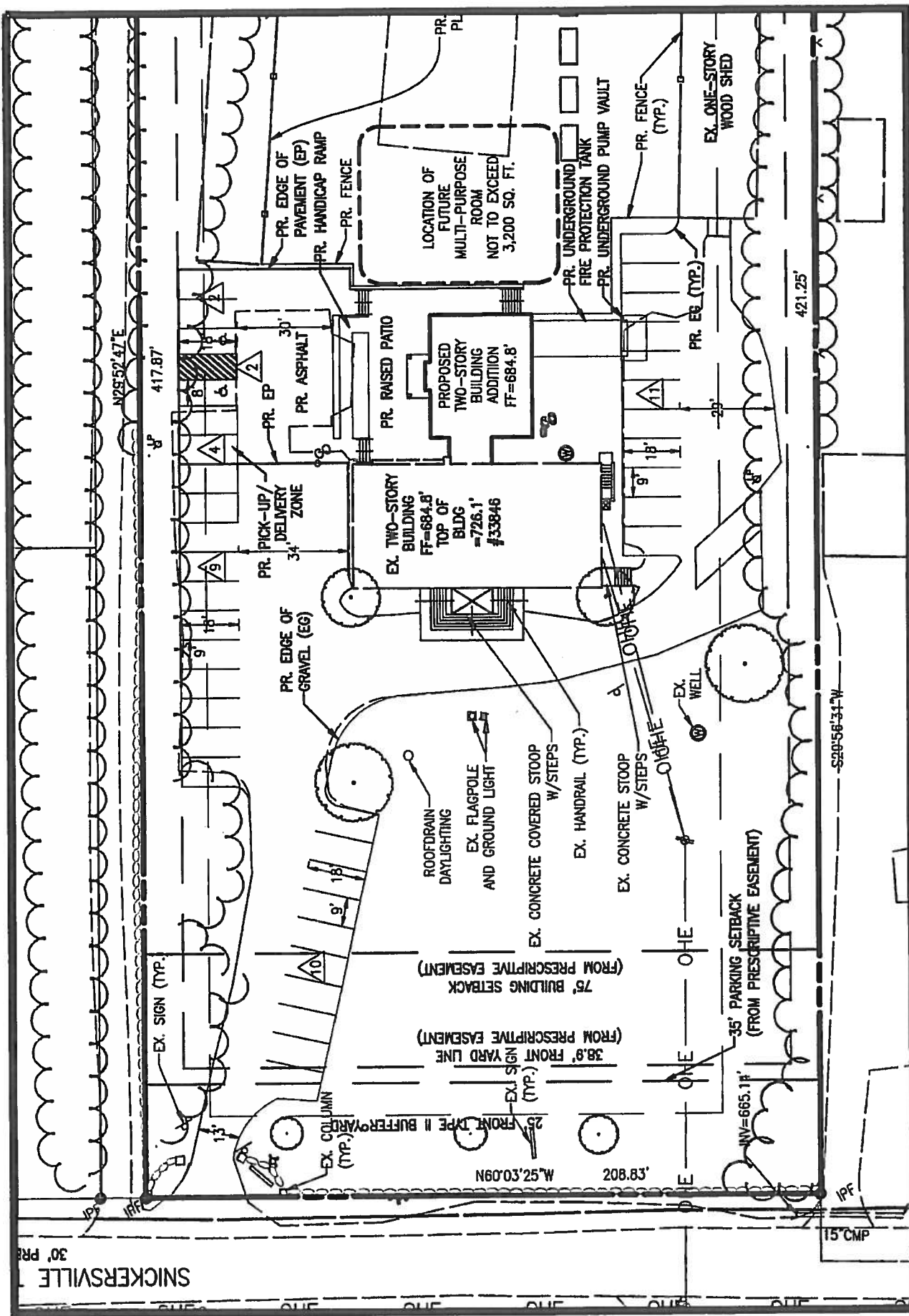
TOTAL: 38

ADDITIONAL REQUIREMENTS (SECTION 5-609(B)(2)(b))

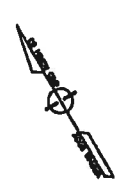
PICKUP AND DELIVERY ZONE:

REQUIRED: $(70 \text{ CHILDREN}/20) \times 1 \text{ SPACE} = 4 \text{ SPACES}$

PROVIDED: = 4 SPACES

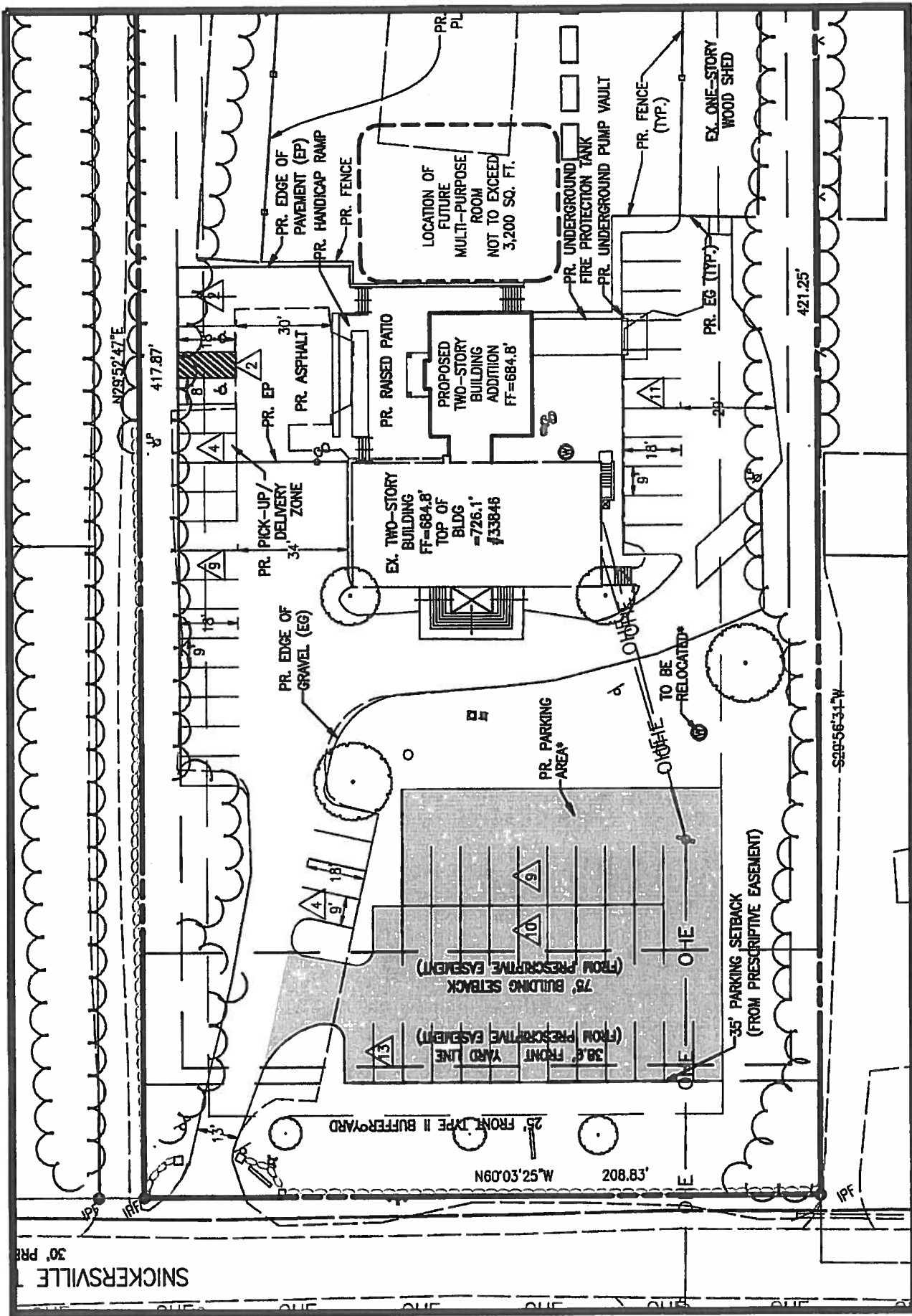


PARKING PLAN **BLUEMONT COMMUNITY CENTER**



EC
 ENGINEERS SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Daly Drive • Chantilly, Virginia 20151
 (703) 263-1800 • (703) 263-0764 FAX

A-65



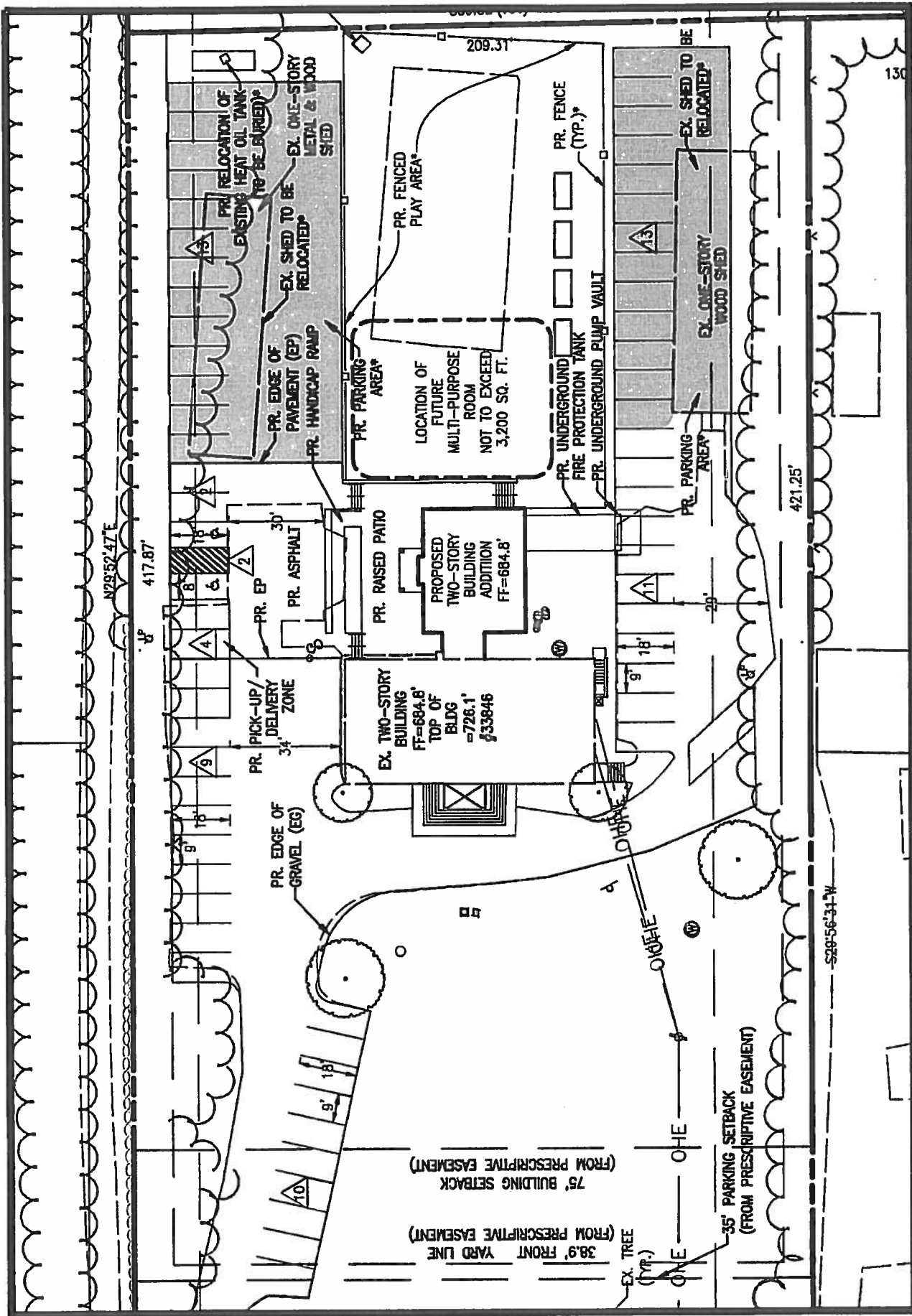
PARKING PLAN*

BLUEMONT COMMUNITY CENTER - OPTION 1

*TO ACCOMMODATE SITE IF DEEMED NECESSARY BY ZONING ADMINISTRATOR



ENGINEERS SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Dally Drive - Chantilly, Virginia 20151
 (703) 253-1000 - (703) 253-0100 FAX



PARKING PLAN*

BLUEMONT COMMUNITY CENTER - OPTION II

*TO ACCOMMODATE SITE IF DEEMED NECESSARY BY ZONING ADMINISTRATOR



EC
 ENGINEERS SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Daly Drive • Chantilly, Virginia 20151
 (703) 343-1900 • (703) 343-0744 FAX



A-67



Loudoun County, Virginia

Department of Building and Development
1st Harrison Street, S. E., Leesburg, VA 20177-7000
Administration: 703/777-0397 Metro: 478-8432 Fax: 703/771-5522

February 16, 2010

Mr. Daniel Csizmar, Planner
Dept. of Construction and Waste Management
211 Gibson Street, NW
Suite 123, MSC #64
Leesburg, VA 20176

**RE: Buffer Yard Waiver / Modification Request for SPEX-2009-0025 / -0025, Bluemont
Community Center and Child Care**
TAX MAP/PARCEL NUMBER: MCPI: 632-15-4042

Dear Mr. Csizmar:

This letter is in response to your December 3, 2009 request to waive the required landscape buffer for the southern parcel boundary of the Bluemont Community Center site, and any other parcel boundaries where additional landscape buffering would be required, per Section 5-1409(H) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). A letter from Captain Rick Frye of the Loudoun County Sheriff's Office, dated November 30, 2009, was submitted with your request. Captain Frye states that he has examined the site plans and visited the location in person, and based on his experience as a crime prevention practitioner recommends a "significant reduction or a complete deletion of any landscape additions" in order to maintain the current level of safety and security at the community center.

Section 5-1409(H) of the Ordinance permits the Zoning Administrator, upon recommendation by the Loudoun County Sheriff's Office with respect to public uses, may waive, reduce, or modify the screening requirements upon finding that that the screening requirements create a security concern. Based on the recommendation and information contained in Captain Frye's letter, a waiver of the buffer yard requirements for the southern parcel boundary is granted.

The SPEX plat indicates that there is substantial existing vegetation along the eastern and western parcel boundaries. A waiver / modification of the buffer yard requirements for the eastern and western parcel boundaries is granted, with the condition that the existing tree lines as shown on the SPEX plat must be placed in a tree conservation easement so that it will remain undisturbed. In addition, the required buffer width must be maintained and may only be used as allowed per Section 5-1408 of the Ordinance.

ZCOR-2009-0268

A-122

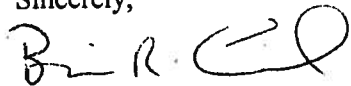
The northern (rear) parcel boundary is not in close proximity to the community center / child care center and is therefore less of a security risk. Therefore, the request for a waiver / modification of the buffer requirement along the northern parcel boundary is denied. Although the SPEX plat indicates that there is substantial existing vegetation along the northern parcel boundary, there is insufficient detail to determine whether it meets or exceeds the required buffer landscaping. This may be determined at the time of site plan.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator, or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department, or agency of Loudoun County affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within thirty days.

Please contact me at 703-737-8223 if I can provide any additional information or assistance regarding the above matter.

Sincerely,



Brian Fish
Planner, Zoning Administration

cc: Mark Stultz, Deputy Zoning Administrator
Hon. Sally Kurtz, Supervisor, Catoclin District



William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151
703-263-1900 Phone
703-263-0766 Fax

December 4, 2009

Ms. Nicole Steele, Project Manager
Loudoun County
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Subject: Bluemont Community Center and Child Care
SPEX 2009-0023 & SPEX 2009-0025

Reference WHGA Project No. 2784-0101

Dear Ms. Steele:

The following is our response to all referral agency comments:

**WITH REGARD TO THE LOUDOUN COUNTY DEPARTMENT OF BUILDING AND
DEVELOPMENT FROM THERESA M. STEIN DATED SEPTEMBER 11, 2009, MY
RESPONSE IS AS FOLLOWS:**

- I. **CRITICAL ISSUES:** According to the Applicant, the community center use began operation in 1986, and the child care use was initiated several years later. In 1986 the properties were zoned R-1 under the 1972 Loudoun County Zoning Ordinance. The 1972 Zoning Ordinance only allowed a community center in the R-1 Zoning District with an approved special exception by the Board of Zoning Appeals upon recommendation by the Planning Commission. However, the County has no record of an approved special exception for a community center on the subject property. In addition, the County has no record of any site plan or permits approved for a community center on the subject property. Therefore, this application should be expanded to include the existing use as well as the proposed expansion in order to legally establish the use. This application must demonstrate conformance with the current Ordinance requirements or obtain a modification through this application, where permitted.

Response: The Special Exception Application has been expanded to include the existing community center and child care facilities as well as the proposed expansion.

II. **CONFORMANCE WITH CR-1 DISTRICT REGULATIONS (§2-500):**

1. General Note #1 needs to be revised to indicate the Special Exception is not just for the expansion of the existing Community Center but also to establish the Community Center use.

Response: General Note #1 has been revised as requested. Please see Sheet 2.

Civil Engineering • Survey • Land Planning • Landscape Architecture
Site Security Consulting • GIS

A-76

2. General Note #2 needs to be revised to indicate the Special Exception is not just for the expansion of the existing Child Care Center use but also to establish the Child Care Center use.

Response: General Note #2 has been revised as requested. Please see Sheet 2.

III. CONFORMANCE WITH VILLAGE CONSERVATION OVERLAY DISTRICT REGULATIONS (§4-2100):

3. Street trees, in addition to the requirements of 5-1300, shall be provided along the frontage and regularly spaced. Provide 2 street trees along the Snickersville Turnpike frontage.

Response: The two existing Maple trees within the front yard shall be used to meet the street tree requirement. Please see Sheet 3 and attached photographs of the existing street trees.

4. Provide the addresses of the structures being used toward the building height calculation and provide the average in the Building Requirement tabulation, pursuant to §4-2104(A)(2).

Response: The Building Requirements tabulation has been revised as requested. Please see Sheet 2.

IV. CONFORMANCE WITH ADDITIONAL REGULATIONS FOR SPECIFIC USES (§5-600):

5. A minimum of 75 square feet of outdoor play area per child must be provided, pursuant to §5-609(A)(5). Provide tabulations stating the requirements of this Section. The outdoor play area needs to be clearly shown and labeled on the Special Exception plat.

Response: Sufficient play area currently exists. Please see tabulation under Child Care Facility Requirements on Sheet 2. The outdoor play area has been clearly shown and labeled. Please see Sheet 4.

6. A minimum of 3 1/2 -foot fence is required to completely enclose the play area, pursuant to §5-609(B)(a). The fence needs to be added to the Special Exception plat and clearly labeled.

Response: A fence has been added as requested and will be at least 3 1/2 feet in height and completely enclose the play area. Please see Sheet 4.

7. A designated pickup and delivery zone providing a minimum of 1 parking space per 20 children is required to be located in proximity to the child care center in such a way that provides safe and clearly designated access to enter and exit the center, pursuant to §5-609(B)(2)(b). Pickup and delivery

spaces need to be added to the Special Exception plat and clearly labeled. Please note that the pickup and delivery spaces are in addition to the parking required by §5-1100.

Response: The designated pick-up and delivery zone has been added and labeled. Please see Sheet 2 for the computation and Sheet 4 for the location.

V. CONFORMANCE WITH OFF-STREET PARKING AND LOADING (§5-1100):

8. General Note #15 states that parking will continue to be provided on-site consistent with previous conditions and necessary improvements will be in compliance with §5-1102. Remove this note. Section 5-1102(E) applies only to established uses that are expanding. As there is no prior approved SPEX for the child care center or community center uses, parking must be provided in accordance with current Zoning Ordinance requirements.

Response: General Note #15 has been removed. Please see Sheet 2.

9. Required parking, pursuant to §5-1102, is 33 spaces for the community center use and 22 spaces for the child care center use, for a total of 55 parking spaces required. Only 33 parking spaces are currently proposed. 22 parking spaces need to be added to the Special Exception plat. The applicant also has the option of submitting a request for a parking reduction in accordance with §5-1102(F).

Response: Comment acknowledged; a request for a parking modification in accordance with §5-1102(F) has been submitted under separate cover.

VI. CONFORMANCE WITH BUFFERING AND SCREENING REGULATIONS (§5-1400):

10. General Note #14 states that a waiver of Buffer Yard requirements has been requested with this application. Remove this Note. A buffer yard waiver/modification must be a separate request made to the Zoning Administrator pursuant to §5-1409.

Response: Comment acknowledged; a buffer waiver request is being prepared and shall be submitted under separate cover. General Note #14 has been revised accordingly. Please see Sheet 2.

11. Revise the Landscaping/Buffering tabulation to state both the minimum and maximum required Buffer Yard widths.

Response: The Landscaping/Buffering tabulation has been revised as requested. Please see Sheet 2.

12. If existing vegetation is to be counted towards the required Buffer Yard plantings, a detailed description/inventory of existing vegetation must be provided, along with photographs/documentation clearly demonstrating how the buffer Yard requirements are to be met.

Response: Comment acknowledged; existing vegetation will be used to count towards the required buffer yard plantings. A modification/waiver of buffer yard requirements will be submitted in accordance with §5-1409.

VII. CONFORMANCE WITH HISTORIC DISTRICT REGULATIONS (§6-1900):

13. The subject property is located within the Bluemont Historic District. Pursuant to §6-1902, no building or structure, including signs, shall be erected, reconstructed, substantially altered, moved or restored within a designated Historic District unless and until an application for a Certificate of Appropriateness shall have been approved by the Historic District Review Committee.

Response: Comment acknowledged; the Certificate of Appropriateness for the building addition and site improvements was approved by the Historic District Review Committee on September 14, 2009 and is attached for your reference.

**WITH REGARD TO THE LOUDOUN COUNTY DIVISION OF ENVIRONMENTAL HEALTH
MEMORANDUM FROM JOSEPH E. LOCK DATED AUGUST 14, 2009, MY RESPONSE IS
AS FOLLOWS:**

Comment 1: The existing well must be sampled in accordance with the non-community well standards set forth by the Office of Water Programs.

Response: Per the conversation between Sandy Hunter and Joe Lock on October 22, 2009, the end user, Jan Nelson with Loudoun County Parks and Recreation, will continue to handle well sampling to ensure standards are maintained.

Comment 2: An existing abandoned septic tank and well are present on the property and should be shown. (Office Policy)

Response: The existing abandoned well and septic tanks are now shown. The well was abandoned with permit #47WAB97 and the septic tanks with permit #801SAB96. Please see Sheet 3.

Comment 3: The statement of justification needs to be more specific concerning the number of children the center serves. The septic permit (801 FS 96) is designed for a maximum use of 175 persons and 4 employees per day. (Office Policy)

Response: The number of licensed persons using the center during the day, Monday through Friday, does not exceed 80. If a nighttime or weekend community event were to take place in the multi-purpose room, the maximum number of occupants is 142. Both totals are well below the allowable 179 persons.

Comment 4: It appears that the existing drainfield (801 FS 96) is on another lot than the center. Apparently the drainfield is located on PIN parcel 1632154816, while the center is located on PIN parcel 632154042. The subsurface disposal field shall be located on the lot, tract or parcel of land which it serves, in accordance with Chapter 1066.12(b). This office would recommend that a lot consolidation be completed. An easement may be possible in accordance with 1066.12 (5) but is less desirable by this office. (Chapter 1066.12)

Response: Comment acknowledged; the applicant is in the process of completing a lot consolidation.

WITH REGARD TO THE COUNTY OF LOUDOUN DEPARTMENT OF BUILDING AND DEVELOPMENT ENVIRONMENTAL REVIEW TEAM MEMORANDUM FROM TODD TAYLOR DATED SEPTEMBER 1, 2009, MY RESPONSE IS AS FOLLOWS:

Comment 1: The Bluemont Community Center is listed as a Leadership in Energy and Environmental Design (LEED) Registered Project on the United States Green Building Council website. Incorporating sustainable design measures within the project is consistent with Public Facilities text and General Public Facilities Policy 3 on page 3-6 of the RGP, which states that it is important that the location and design of public facilities set the highest possible standards and a positive example. With the second submittal, staff recommends including a LEED Project Checklist to indicate desired design outcomes for site sustainability, water efficiency, energy and atmosphere, indoor air quality, efficient materials and resources use, and innovative design. Providing the analysis will help assess where public facility design ranks vis-à-vis the LEED "silver" goal that is recommended in the December 2007 Metropolitan Washington Council of Governments green building report that was endorsed by the Board of Supervisors on April 15, 2008.

Response: As per the Loudoun County goals of sustainable building practices, the Bluemont Community Center will be designed and registered as a LEED Silver building. The project has been registered with the USGBC under LEED version 2.2. The attached LEED project checklist is a running tally of the green design solutions that we have implemented to date. At the 40% design submission, 25 points are comfortably achieved. In addition, another 19 points will be confirmed as the design progresses through construction documents and construction, giving a total of 34 points.

Ms. Nicole Steele, Project Manager
Re: Bluemont Community Center and Child Care Center
Page 6

**WITH REGARD TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION MEMORANDUM
FROM THOMAS B. WALKER DATED SEPTEMBER 1, 2009, MY RESPONSE IS AS
FOLLOWS:**

Comment 1: It appears existing vegetation impacts sight distance for the Route 734 entrance. Any vegetation that impacts sight distance should be removed to ensure that intersection sight distance meets the VDOT minimum of 280 feet for the 25 MPH posted speed limit.

Response: Comment acknowledged; any existing vegetation that impacts sight distance for the Route 734 entrance shall be removed with Site Plan application.

**WITH REGARD TO THE LOUDOUN COUNTY OFFICE OF TRANSPORTATION SERVICES
MEMORANDUM FROM MARC LEWIS-DEGRACE DATED OCTOBER 20, 2009, MY
RESPONSE IS AS FOLLOWS:**

Comment 1: Although the Applicant indicates that the existing entrance has and will continue to function adequately, only a 13-foot ingress/egress exists at the site entrance due to the location of the stone pillars and wall on either side of the driveway (see Sheet 4 of the plat). This width is not sufficient for two vehicles to pass simultaneously. OTS recommends that the Applicant consider an additional entrance to the site from Snickersville Turnpike on the eastern edge of the property, for ingress only, and utilize the existing entrance for egress only. This would create a one-way loop that would more efficiently facilitate drop-off and pick-up for child care and other uses at the center. OTS recognizes that the modifications to the existing stone wall along the site frontage would be necessary for such an entrance to be constructed, and defers to the Department of Planning regarding the appropriateness of any modifications to the wall with respect to Historic District regulations and guidelines.

Response: Comment acknowledged; per the conversation between Matthew Kitchen of the Office of Capital Construction and Tom Walker of VDOT that took place on November 19, 2009, VDOT is not requiring any modifications to the existing entrance based upon the minimal impacts to existing traffic and the historical significance of the existing wall. Confirmation letter from Tom Walker will be submitted at time of receipt.

Comment 2: The Applicant should confirm that the existing entrance and any new entrances meet all applicable VDOT standards.

Response: Comment acknowledged; please see the response above to Comment 1.

Comment 3: The 2003 Bike & Ped Plan classifies Snickersville Turnpike as a "baseline connecting roadway", along with bicycle and pedestrian facilities are envisioned.

Ms. Nicole Steele, Project Manager
Re: Bluemont Community Center and Child Care Center
Page 7

Consistent with this designation, the Applicant should extend the existing four-foot sidewalk (which ends just west of the property) along the site's frontage.

Response: The extension of the existing four-foot sidewalk is now shown. Please see Sheet 4.

If you have any questions, please feel free to call me at 703-263-1900, or I can be reached by e-mail at bjunda@whga.com

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.



William Junda, P.E., Senior Associate
Project Director

g:\project\admin\2784\0101\comment response\whga response to comment letter\12-04-09 spex 2009-0023 & spex 2009-0025.doc

**DRAFT CONDITIONS OF APPROVAL
BLUEMONT COMMUNITY CENTER and CHILD CARE FACILITIES
SPEX 2009-0023 and SPEX 2009-0025**

1. The subject property, proposing a community center and child care Special Exception uses, shall be developed in substantial conformance with the Special Exception plat dated June, 2009 revised through May 3, 2010 prepared by William H. Gordon Associates, Incorporated. Approval of this application does not relieve the applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement.
2. The subject property shall be developed in substantial conformance with the Certificate of Appropriateness (CAPP 2009-0009) dated September 14, 2009.
3. Prior to zoning permit issuance, the applicant shall obtain a Certificate of Appropriateness (CAPP) from the Historic District Review Committee for the proposed fence around the outdoor playground, the dumpster enclosure, and any other structural site elements that were not approved in CAPP 2009-0009.
4. If a sidewalk across the property frontage is provided, it shall be constructed of warm-toned concrete, in accordance with the Loudoun County Historic District Guidelines for Aldie, Bluemont, Oatlands, and Taylorstown (ABOT Guidelines).
5. Exterior site lighting shall be fully shielded and directed inward and downward toward the interior of the property, away from surrounding properties and Snickersville Turnpike. The maximum average illumination over the exterior of the building (including security lighting) shall not exceed five (5) foot-candles. The maximum average illumination for parking lot lighting shall not exceed two (2) foot-candles.
6. A parking reduction covenant shall be executed by the applicant prior to zoning permit issuance, guaranteeing that additional parking spaces will be provided upon request by the County.